



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**1/36 Begonia Avenue,  
BAYSWATER 3153**

Unit



2 beds



1 bath



1 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$490,000 - \$539,000**

### Median sale price

Median **Unit** for **BAYSWATER** for period **Jul 2018 - Jul 2019**

Sourced from [Realestate.com.au](http://Realestate.com.au).

**\$540,100**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**2/4 Elm Street,**  
Bayswater 3153

Price **\$510,000** Sold 17 April  
2019

**1/10 John Street,**  
Bayswater 3153

Price **\$514,000** Sold 26  
March 2019

**32 Coolibah Crescent,**  
Bayswater 3153

Price **\$638,000** Sold 19 July  
2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from [Realestate.com.au](http://Realestate.com.au).

### One Agency Zhu Property

2/333 Wantirna Road,  
Wantirna VIC 3152

### Contact agents

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ZHU PROPERTY