

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

7 Swanley Avenue, Bayswater North Vic 3153

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$690,000

&

\$750,000

Median sale price

Median price

\$580,000

Property Type

Unit

Suburb

Bayswater North

Period - From

01/04/2022

to

31/03/2023

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

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

	Address of comparable property	Price	Date of sale
1	3/27 Belmont Rd.W CROYDON SOUTH 3136	\$745,000	10/12/2022
2	2/252 Bayswater Rd BAYSWATER NORTH 3153	\$737,000	31/01/2023
3	1/305 Canterbury Rd BAYSWATER NORTH 3153	\$710,000	22/11/2022

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

09/05/2023 09:34



3 1 4

Rooms: 4

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$690,000 - \$750,000

Median Unit Price

Year ending March 2023: \$580,000

Comparable Properties

3/27 Belmont Rd.W CROYDON SOUTH 3136
(VG)

Agent Comments

3 - -

Price: \$745,000

Method: Sale

Date: 10/12/2022

Property Type: Flat/Unit/Apartment (Res)



2/252 Bayswater Rd BAYSWATER NORTH 3153
(REI/VG)

Agent Comments

3 2 2

Price: \$737,000

Method: Private Sale

Date: 31/01/2023

Property Type: Unit



1/305 Canterbury Rd BAYSWATER NORTH
3153 (VG)

Agent Comments

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Price: \$710,000

Method: Sale

Date: 22/11/2022

Property Type: Flat/Unit/Apartment (Res)