

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

23A Maida Avenue, Bayswater Vic 3153

Indicative selling price

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

Range between \$640,000 & \$700,000

Median sale price

Median price \$773,000 Property Type House Suburb Bayswater

Period - From 01/01/2020 to 31/03/2020 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	37 Orange Gr BAYSWATER 3153	\$695,000	30/11/2019
2	1/35 Westham Cr BAYSWATER 3153	\$687,200	29/01/2020
3	1/6 Westham Cr BAYSWATER 3153	\$650,000	13/04/2020

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:

18/05/2020 17:29



Property Type:

Agent Comments

Comparable Properties



37 Orange Gr BAYSWATER 3153 (REI/VG)

Agent Comments



Price: \$695,000

Method: Auction Sale

Date: 30/11/2019

Rooms: 4

Property Type: House (Res)

Land Size: 682 sqm approx



1/35 Westham Cr BAYSWATER 3153 (VG)

Agent Comments



Price: \$687,200

Method: Sale

Date: 29/01/2020

Property Type: Flat/Unit/Apartment (Res)



1/6 Westham Cr BAYSWATER 3153 (REI)

Agent Comments



Price: \$650,000

Method: Private Sale

Date: 13/04/2020

Rooms: 4

Property Type: Unit

Land Size: 450 sqm approx