

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

4/1-3 Bertram Road Bayswater VIC 3153

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$560,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$741,000

Property type

House

Suburb

Bayswater

Period-from

01 Aug 2019

to

31 Jul 2020

Source

Corelogic

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 6 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

5/6 Laurel Avenue Boronia VIC 3155	\$560,000	14-May-20
10 Weemala Court Bayswater VIC 3153	\$600,000	29-Jul-20
4/2 Elm Street Bayswater VIC 3153	\$570,000	08-Jul-20

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 6 months.~~

This Statement of Information was prepared on: 12 August 2020



5/6 Laurel Avenue Boronia VIC 3155

 2  2  1

Sold Price

^{RS} **\$560,000**

Sold Date **14-May-20**

Distance **1.19km**



10 Weemala Court Bayswater VIC 3153

 2  1  1

Sold Price

^{RS} **\$600,000** ^{UN}

Sold Date **29-Jul-20**

Distance **2.07km**



4/2 Elm Street Bayswater VIC 3153

 2  1  1

Sold Price

^{RS} **\$570,000**

Sold Date **08-Jul-20**

Distance **1.21km**

RS = Recent sale

UN = Undisclosed Sale

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