

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

2/15 Wattle Road Bayswater North 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

\$620,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$713,500

Property type

Other

Suburb

Bayswater North

Period-from

01 Oct 2019

to

30 Sep 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

2/16 Scenic Avenue Ringwood East VIC 3135	\$630,000	13-Aug-20
4/8 Alexandra Road Ringwood East VIC 3135	\$651,000	12-Jun-20
21 Bona Street Ringwood East VIC 3135	\$644,500	07-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 October 2020



2/16 Scenic Avenue Ringwood East VIC 3135
 Sold Price ^{RS} **\$630,000**
 Sold Date **13-Aug-20**

2
 1
 2

Distance **1.5km**



4/8 Alexandra Road Ringwood East VIC 3135
 Sold Price **\$651,000**
 Sold Date **12-Jun-20**

2
 1
 1

Distance **1.88km**



21 Bona Street Ringwood East VIC 3135
 Sold Price **\$644,500**
 Sold Date **07-Jul-20**

2
 1
 2

Distance **1.97km**

RS = Recent sale UN = Undisclosed Sale

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