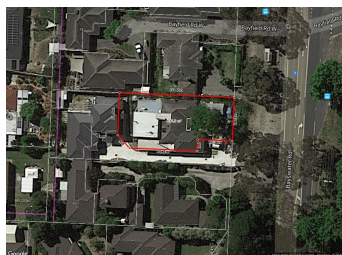


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1/266 BAYSWATER ROAD, BAYSWATER

 4  2  2

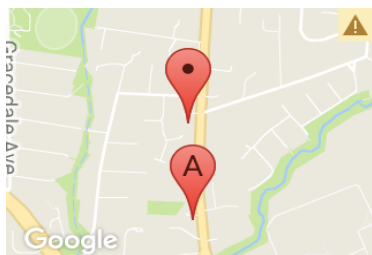
Indicative Selling Price

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

Price Range: \$640,000 to \$704,000

Provided by: Andrea Laukart, i-TRAK Real Estate Pty Ltd

MEDIAN SALE PRICE



BAYSWATER NORTH, VIC, 3153

Suburb Median Sale Price (Unit)

\$513,500

01 October 2017 to 31 March 2018

Provided by:  pricefinder

COMPARABLE PROPERTIES

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.



1/300 BAYSWATER RD, BAYSWATER NORTH,

 3  2  2

Sale Price

***\$707,200**

Sale Date: 10/03/2018

Distance from Property: 347m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	1/266 BAYSWATER ROAD, BAYSWATER NORTH, VIC 3153
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Indicative selling price

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

Price Range:	\$640,000 to \$704,000
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Median sale price

Median price	\$513,500	House		Unit	X	Suburb	BAYSWATER NORTH
Period	01 October 2017 to 31 March 2018		Source				

Comparable property sales

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.

Address of comparable property	Price	Date of sale
1/300 BAYSWATER RD, BAYSWATER NORTH, VIC 3153	*\$707,200	10/03/2018