

STATEMENT OF INFORMATION

6 MAIDA AVENUE, BAYSWATER, VIC 3153

PREPARED BY ALEX TAY, I-TRAK REAL ESTATE PTY LTD, PHONE: 0423568553

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



6 MAIDA AVENUE, BAYSWATER, VIC 3153  3  1  2

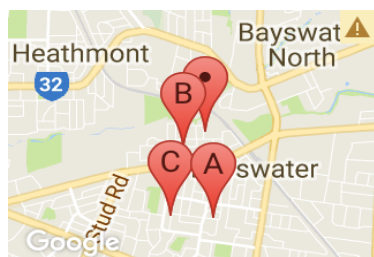
Indicative Selling Price

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

Price Range: \$970,000 to \$1,060,000

Provided by: Alex Tay, i-TRAK Real Estate Pty Ltd

MEDIAN SALE PRICE



BAYSWATER, VIC, 3153

Suburb Median Sale Price (Vacant Land)

\$847,500

01 January 2017 to 31 December 2017

Provided by: 

COMPARABLE PROPERTIES

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.



5 CLAUDE ST, BAYSWATER, VIC 3153  3  1  2

Sale Price

\$985,000

Sale Date: 30/10/2017

Distance from Property: 1.2km



7 WESTHAM CRES, BAYSWATER, VIC 3153  3  2  6

Sale Price

\$1,050,000

Sale Date: 15/09/2017

Distance from Property: 365m



54 KUMALA RD, BAYSWATER, VIC 3153  4  2  2

Sale Price

***\$960,000**

Sale Date: 16/12/2017

Distance from Property: 1.3km



This report has been compiled on 09/03/2018 by i-TRAK Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

6 MAIDA AVENUE, BAYSWATER, VIC 3153

Indicative selling price

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

Price Range:

\$970,000 to \$1,060,000

Median sale price

Median price

\$847,500

House

Unit

Suburb

BAYSWATER

Period

01 January 2017 to 31 December 2017

Source



Comparable property sales

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
5 CLAUDE ST, BAYSWATER, VIC 3153	\$985,000	30/10/2017
7 WESTHAM CRES, BAYSWATER, VIC 3153	\$1,050,000	15/09/2017
54 KUMALA RD, BAYSWATER, VIC 3153	*\$960,000	16/12/2017