



STATEMENT OF INFORMATION

32 VICTORIA ROAD, BAYSWATER, VIC 3153

PREPARED BY MICHAEL COLLINS, IAN REID VENDOR ADVOCATES

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



32 VICTORIA ROAD, BAYSWATER, VIC

3 1 2

Indicative Selling Price

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

\$650,000 to \$710,000

Provided by: Michael Collins, Ian Reid Vendor Advocates

SUBURB MEDIAN



BAYSWATER, VIC, 3153

Suburb Median Sale Price (House)

\$718,000

01 October 2016 to 31 March 2017

Provided by: pricefinder

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 DEVENISH RD, BORONIA, VIC 3155

3 1 2

Sale Price

\$690,000

Sale Date: 21/03/2017

Distance from Property: 568m



1 PRINCESS ST, BAYSWATER, VIC 3153

3 1 2

Sale Price

\$702,500

Sale Date: 02/02/2017

Distance from Property: 1.5km



9 PECK ST, BAYSWATER, VIC 3153

2 1 1

Sale Price

\$670,500

Sale Date: 17/12/2016

Distance from Property: 1.4km



This report has been compiled on 26/05/2017 by Ian Reid Vendor Advocates. Property Data Solutions Pty Ltd 2017 - 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

32 VICTORIA ROAD, BAYSWATER, VIC 3153

Indicative selling price

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

Single Price / Range

\$650,000 to \$710,000

Median sale price

Median price

\$718,000

House

X

Unit

Suburb

BAYSWATER

Period

01 October 2016 to 31 March 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 DEVENISH RD, BORONIA, VIC 3155	\$690,000	21/03/2017
1 PRINCESS ST, BAYSWATER, VIC 3153	\$702,500	02/02/2017
9 PECK ST, BAYSWATER, VIC 3153	\$670,500	17/12/2016