

# 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

1a Bertram Road, Bayswater Vic 3153

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$750,000 & \$790,000

### Median sale price\*

Median price \$800,000

Property Type Unit

Suburb Bayswater

Period - From 29/02/2020

to 29/07/2020

Source Property Data

### 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

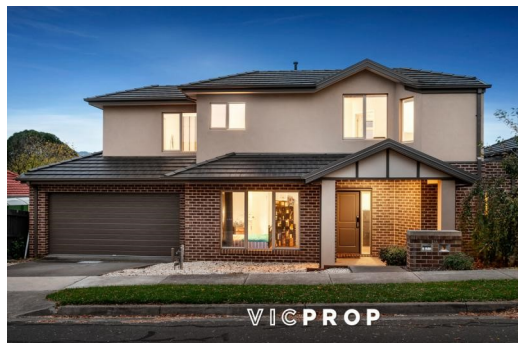
	Address of comparable property	Price	Date of sale
1	13b Coolibah Cr BAYSWATER 3153	\$870,000	22/06/2020
2	2/7 Joyce St BORONIA 3155	\$815,000	21/02/2020
3	7 Bertram Rd BAYSWATER 3153	\$810,000	01/05/2020

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 six months.~~

This Statement of Information was prepared on:

29/07/2020 14:31



4 2.5 2

**Property Type:** Townhouse  
(Single)

**Land Size:** 288 sqm approx

Agent Comments

**Indicative Selling Price**

\$750,000 - \$790,000

**Median Unit Price \***

29/02/2020 - 29/07/2020: \$800,000

\* Agent calculated median

## Comparable Properties



**13b Coolibah Cr BAYSWATER 3153 (REI)**

Agent Comments

4 2 2

**Price:** \$870,000

**Method:** Private Sale

**Date:** 22/06/2020

**Rooms:** 5

**Property Type:** House

**Land Size:** 364 sqm approx



**2/7 Joyce St BORONIA 3155 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$815,000

**Method:** Sold Before Auction

**Date:** 21/02/2020

**Rooms:** 6

**Property Type:** Townhouse (Res)

**Land Size:** 210 sqm approx



**7 Bertram Rd BAYSWATER 3153 (REI/VG)**

Agent Comments

4 2 2

**Price:** \$810,000

**Method:** Private Sale

**Date:** 01/05/2020

**Rooms:** 5

**Property Type:** House

**Land Size:** 306 sqm approx