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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$750,000		&		\$790,000			
Median sale pi	rice*							
Median price	\$800,000	Pro	operty Type	Unit			Suburb	Bayswater
Period - From	29/02/2020	to	29/07/2020		So	urce	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.

Add	dress 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









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



6 2 Price: \$870,000 Method: Private Sale Date: 22/06/2020 Rooms: 5 Property Type: House Land Size: 364 sqm approx

13b Coolibah Cr BAYSWATER 3153 (REI)

2

-

Agent Comments

Agent Comments



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

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)

2 •**••** 4 2

Price: \$810,000 Method: Private Sale Date: 01/05/2020 Rooms: 5 Property Type: House Land Size: 306 sqm approx

Account - VICPROP



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments