

## 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

2/21 Margaret Avenue Bayswater VIC 3153

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$660,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$547,500

Property type

Unit

Suburb

Bayswater

Period-from

01 Jan 2019

to

31 Dec 2019

Source

Corelogic

### 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 6 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 3/81 Scoresby Road Bayswater VIC 3153 | \$715,500 | 17-Jan-20 |
| 3/16 John Street Bayswater VIC 3153   | \$675,000 | 14-Oct-19 |
| 3/28 Cypress Avenue Boronia VIC 3155  | \$674,000 | 13-Nov-19 |

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 6 months.~~

This Statement of Information was prepared on: 28 January 2020



**3/81 Scoresby Road Bayswater VIC 3153** Sold Price <sup>RS</sup> **\$715,500** Sold Date **17-Jan-20**  
Distance **1.28km**

3 2 2



**3/16 John Street Bayswater VIC 3153** Sold Price **\$675,000** Sold Date **14-Oct-19**  
Distance **1.43km**

3 2 1



**3/28 Cypress Avenue Boronia VIC 3155** Sold Price **\$674,000** Sold Date **13-Nov-19**  
Distance **1.87km**

3 2 2

RS = Recent sale UN = Undisclosed Sale

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