

### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 2/3 ORCHARD ROAD, BAYSWATER, VIC 📛 2







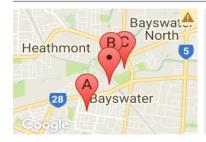
**Indicative Selling Price** 

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

Price Range:

\$430,000 to \$473,000

### **MEDIAN SALE PRICE**



## **BAYSWATER, VIC, 3153**

**Suburb Median Sale Price (Unit)** 

\$492,500

01 April 2017 to 30 September 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.



2/33 BEGONIA AVE, BAYSWATER, VIC 3153







Sale Price

\*\$410,000

Sale Date: 13/11/2017

Distance from Property: 971m





2/48 ELMHURST RD, BAYSWATER NORTH, VIC 🕮 2 🕒 1







**Sale Price** 

\*\$461,000

Sale Date: 14/09/2017

Distance from Property: 426m





3/12 ELMHURST RD, BAYSWATER NORTH, VIC 🕮 2 🕒 1







Sale Price

\$480.000

Sale Date: 09/09/2017

Distance from Property: 598m



# Statement of Information

# Single residential property located in the Melbourne metropolitan area

# Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

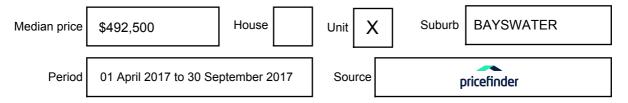
Address Including suburb and postcode	2/3 ORCHARD ROAD, BAYSWATER, VIC 3153
postocao	

#### Indicative selling price

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

Price Range: \$430,000 to \$473,000

### Median sale price



### 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
2/33 BEGONIA AVE, BAYSWATER, VIC 3153	*\$410,000	13/11/2017
2/48 ELMHURST RD, BAYSWATER NORTH, VIC 3153	*\$461,000	14/09/2017
3/12 ELMHURST RD, BAYSWATER NORTH, VIC 3153	\$480,000	09/09/2017