

Statement of Information

Section 47AF of the Estate Agents Act 1980

3 Claude Street,
Bayswater VIC 3153

Indicative selling price

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

\$730,000 - \$790,000

Median sale price

\$700,000

Median **House** price for **Bayswater** from **Corelogic** from the 01/12/2018 – 30/11/2019

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.

37 Orange Grove
Bayswater VIC 3153

\$695,000

Sold 30th of November 2019

7 Webster Court
Bayswater VIC 3153

\$771,000

Sold 1st of October 2019

25 Wilhelma Avenue
Bayswater VIC 3153

\$810,000

Sold 3rd of August 2019

House



3 Bed



1 Bath



4 Car

Harcourts Wantirna
Shop 5/249 Stud Road
Wantirna VIC 3152

This Statement of Information was prepared on: 11th of December 2019

Harcourts