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

1/12 Tintern Avenue, Bayswater North Vic 3153

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/i	underquot	ing		
Range betweer	\$600,000		&		\$660,000			
Median sale pr	rice							
Median price	\$583,000	Pro	operty Type	Unit			Suburb	Bayswater North
Period - From	01/04/2020	to	31/03/2021		So	urce	REIV	

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.

Ad	dress of comparable property	Price	Date of sale
1	19/51 Bayfield Rd.W BAYSWATER NORTH 3153	\$660,000	27/04/2021
2	1/204 Bayswater Rd BAYSWATER NORTH 3153	\$651,000	25/11/2020
3	4/10 Bayswater Rd CROYDON 3136	\$650,000	02/03/2021

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:

05/05/2021 16:20









Rooms: 6 Property Type: Flat Land Size: 401.201 sqm approx Agent Comments Indicative Selling Price \$600,000 - \$660,000 Median Unit Price Year ending March 2021: \$583,000

Comparable Properties



19/51 Bayfield Rd.W BAYSWATER NORTH 3153 (REI)



Price: \$660,000 Method: Private Sale Date: 27/04/2021 Property Type: Unit Land Size: 294 sqm approx



1/204 Bayswater Rd BAYSWATER NORTH 3153 Agent Comments (REI/VG)



Price: \$651,000 Method: Auction Sale Date: 25/11/2020 Property Type: Unit



REIV

4/10 Bayswater Rd CROYDON 3136 (VG)



Agent Comments

Price: \$650,000 Method: Sale Date: 02/03/2021 Property Type: Flat/Unit/Apartment (Res)

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454



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