

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$600,000 & \$660,000

### Median sale price

Median price \$583,000 Property Type Unit Suburb Bayswater North

Period - From 01/04/2020 to 31/03/2021 Source 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.

	Address 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)**

**Agent Comments**



**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 (REI/VG)**

**Agent Comments**



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



**4/10 Bayswater Rd CROYDON 3136 (VG)**

**Agent Comments**



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