



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

1/17 Bungalook road,  
BAYSWATER NORTH 3153

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$595,000 - \$650,000**

### Median sale price

Median **Unit** for **BAYSWATER NORTH** for period **Jul 2018 - Jun 2019**  
Sourced from **Pricefinder**.

**\$516,000**

### 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 the most comparable to the property for sale.

**3/3 Ann Street,**  
Bayswater 3153

Price **\$590,000** Sold 10  
August 2019

**32 Coolibah Crescent,**  
Bayswater 3153

Price **\$638,000** Sold 19 July  
2019

**13 Cullis Parade,**  
Bayswater 3153

Price **\$595,250** Sold 25 May  
2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

Unit



2 beds



2 baths



1 parking

### Stockdale & Leggo Ringwood

1/23 Ringwood St,  
Ringwood VIC 3134

### Contact agents



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Stockdale & Leggo

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**Stockdale  
& Leggo**