

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



51 OZONE ROAD, BAYSWATER, VIC 3153

 4  2  4

Indicative Selling Price

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

Price Range: \$750,000 to \$825,000

Provided by: Moska Naderi, i-TRAK Real Estate Pty Ltd

MEDIAN SALE PRICE



BAYSWATER, VIC, 3153

Suburb Median Sale Price (House)

\$813,000

01 October 2017 to 31 March 2018

Provided by: 

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.



19 WARANGA RD, BAYSWATER, VIC 3153

 4  2  2

Sale Price

***\$783,000**

Sale Date: 02/06/2018

Distance from Property: 485m



16 PINE RD, BAYSWATER, VIC 3153

 4  1  8

Sale Price

***\$820,000**

Sale Date: 24/03/2018

Distance from Property: 806m



28 FAIRLAWN PL, BAYSWATER, VIC 3153

 5  2  2

Sale Price

***\$818,000**

Sale Date: 19/04/2018

Distance from Property: 1.2km



This report has been compiled on 18/06/2018 by i-TRAK Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

51 OZONE ROAD, BAYSWATER, VIC 3153

Indicative selling price

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

Price Range:

\$750,000 to \$825,000

Median sale price

Median price

\$813,000

House

X

Unit

Suburb

BAYSWATER

Period

01 October 2017 to 31 March 2018

Source



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
19 WARANGA RD, BAYSWATER, VIC 3153	*\$783,000	02/06/2018
16 PINE RD, BAYSWATER, VIC 3153	*\$820,000	24/03/2018
28 FAIRLAWN PL, BAYSWATER, VIC 3153	*\$818,000	19/04/2018