

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

312 Bayswater Road, Bayswater North Vic 3153

Indicative selling price

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

Range between \$650,000 & \$715,000

Median sale price

Median price \$720,000 Property Type House Suburb Bayswater North

Period - From 01/10/2019 to 30/09/2020 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	59 Hamilton Rd BAYSWATER NORTH 3153	\$705,000	17/06/2020
2	17 Thurleigh Av CROYDON SOUTH 3136	\$705,000	28/04/2020
3			

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:

22/10/2020 14:38

Shane Bryden

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Indicative Selling Price

\$650,000 - \$715,000

Median House Price

Year ending September 2020: \$720,000



 3  2  2

Property Type: House (Res)

Land Size: 921 sqm approx

Agent Comments

Comparable Properties

59 Hamilton Rd BAYSWATER NORTH 3153
(REI/VG)

Agent Comments

 3  1  2

Price: \$705,000

Method: Private Sale

Date: 17/06/2020

Property Type: House (Res)

Land Size: 740 sqm approx



17 Thurleigh Av CROYDON SOUTH 3136
(REI/VG)

Agent Comments

 5  3  2

Price: \$705,000

Method: Private Sale

Date: 28/04/2020

Rooms: 6

Property Type: House (Res)

Land Size: 872 sqm approx

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.