Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for s	ale
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312 Bayswater Road, Bayswater North Vic 3153
31

Indicative selling price

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

Range between \$650,000	&	\$715,000
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Median sale price

Median price	\$720,000	Pro	perty 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

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			

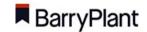
OR

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



Date of sale



Shane Bryden 9725 9855 0481 362 474 sbryden@barryplant.com.au

Indicative Selling Price \$650,000 - \$715,000 **Median House Price** Year ending September 2020: \$720,000





Property Type: House (Res) Land Size: 921 sqm approx **Agent Comments**

Comparable Properties

59 Hamilton Rd BAYSWATER NORTH 3153

(REI/VG) **--** 3





Price: \$705,000 Method: Private Sale Date: 17/06/2020

Property Type: House (Res) Land Size: 740 sqm approx

Agent Comments

Agent Comments



17 Thurleigh Av CROYDON SOUTH 3136

(REI/VG)





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.

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



