

STATEMENT OF INFORMATION

7/230-232 BAYSWATER ROAD, BAYSWATER NORTH, VIC 3153

PREPARED BY I-TRAK REAL ESTATE PTY LTD

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



7/230-232 BAYSWATER ROAD,

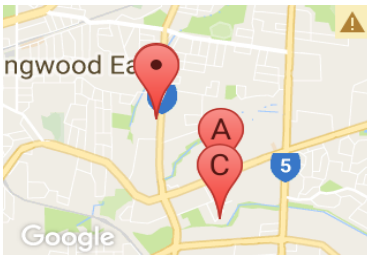
2 1 1

Indicative Selling Price

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

\$360,000 to \$396,000

SUBURB MEDIAN



BAYSWATER NORTH, VIC, 3153

Suburb Median Sale Price (Unit)

\$410,000

01 April 2016 to 31 March 2017

Provided by: pricefinder

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.



6/62 HAMILTON RD, BAYSWATER NORTH, VIC

2 1 1

Sale Price

Price Withheld

Sale Date: 22/03/2017

Distance from Property: 1.2km



4/230 BAYSWATER RD, BAYSWATER NORTH,

2 1 1

Sale Price

***\$385,000**

Sale Date: 09/04/2017

Distance from Property: 24m



19/12 HAMILTON RD, BAYSWATER NORTH,

2 1 1

Sale Price

\$387,000

Sale Date: 21/12/2016

Distance from Property: 1.6km



This report has been compiled on 13/06/2017 by i-TRAK Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2017 - 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

7/230-232 BAYSWATER ROAD, BAYSWATER NORTH, VIC 3153

Indicative selling price

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

Single Price / Range

\$360,000 to \$396,000

Median sale price

Median price

\$410,000

House

Unit

X


Suburb

BAYSWATER NORTH

Period

01 April 2016 to 31 March 2017

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
6/62 HAMILTON RD, BAYSWATER NORTH, VIC 3153	Price Withheld	22/03/2017
4/230 BAYSWATER RD, BAYSWATER NORTH, VIC 3153	*\$385,000	09/04/2017
19/12 HAMILTON RD, BAYSWATER NORTH, VIC 3153	\$387,000	21/12/2016