

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**1/13 MAPLE STREET, BAYSWATER, VIC**

 2  1  1

**Indicative Selling Price**

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

**Price Range: \$560,000 to \$610,000**

Provided by: Diamond Tektonopoulos, Barry Plant Bayswater

## MEDIAN SALE PRICE



**BAYSWATER, VIC, 3153**

**Suburb Median Sale Price (Unit)**

**\$483,500**

01 January 2017 to 30 June 2017

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.

**6 LARNE AVE, BAYSWATER, VIC 3153**

 2  2  1

**Sale Price**

**\*\$620,000**

Sale Date: 22/07/2017

Distance from Property: 894m



**3/17 BUNGALOOK RD, BAYSWATER NORTH,**

 2  2  1

**Sale Price**

**\*\$570,000**

Sale Date: 02/06/2017

Distance from Property: 1.3km



**2/5 PINE RD, BAYSWATER, VIC 3153**

 2  1  1

**Sale Price**

**Price Withheld**

Sale Date: 02/05/2017

Distance from Property: 440m



This report has been compiled on 04/08/2017 by Barry Plant Bayswater. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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

1/13 MAPLE STREET, BAYSWATER, VIC 3153
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### Indicative selling price

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

Price Range:

\$560,000 to \$610,000
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### Median sale price


Median price

\$483,500	House	<input type="checkbox"/>	Unit	<input checked="" type="checkbox"/>	Suburb	BAYSWATER
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Period

01 January 2017 to 30 June 2017
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Source


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### 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 LARNE AVE, BAYSWATER, VIC 3153	*\$620,000	22/07/2017
3/17 BUNGALOOK RD, BAYSWATER NORTH, VIC 3153	*\$570,000	02/06/2017
2/5 PINE RD, BAYSWATER, VIC 3153	\$555,000	02/05/2017