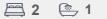


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1/13 MAPLE STREET, BAYSWATER, VIC







Indicative Selling Price

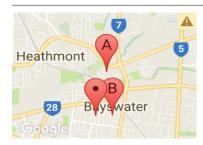
For the meaning of this price see consumer.vic.au/underquoting

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: 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 LARNE AVE, BAYSWATER, VIC 3153







Sale Price

*\$620,000

Sale Date: 22/07/2017

Distance from Property: 894m



3/17 BUNGALOOK RD, BAYSWATER NORTH,







Sale Price

***\$570,000**

Sale Date: 02/06/2017

Distance from Property: 1.3km





2/5 PINE RD, BAYSWATER, VIC 3153







Sale Price

Price Withheld

Sale Date: 02/05/2017

Distance from Property: 440m



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

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

Median sale price

Median price	\$483,500	House	Unit	X	Suburb	BAYSWATER
Period	01 January 2017 to 30 June 2017		Source		P	ricefinder

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

