

## 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 6/14 Branch Road, Bayswater North Vic 3153

#### Indicative selling price

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

Range between \$480,000 & \$520,000

#### Median sale price

Median price \$520,000 House Unit X Suburb Bayswater North

Period - From 01/01/2017 to 31/12/2017 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	3/16 Dunlop Av BAYSWATER NORTH 3153	\$526,000	10/02/2018
2	1/60 Central Av BAYSWATER NORTH 3153	\$520,000	31/10/2017
3	5/47 Elmhurst Rd BAYSWATER NORTH 3153	\$497,000	23/01/2018

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.

6/14 Branch Road, Bayswater North Vic 3153

# McGrath

Sophia Kupraiou

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2   1   2

**Rooms:**

**Property Type:** Unit

**Land Size:** 183 sqm approx

Agent Comments

**Indicative Selling Price**

\$480,000 - \$520,000

**Median Unit Price**

Year ending December 2017: \$520,000

## Comparable Properties



**3/16 Dunlop Av BAYSWATER NORTH 3153 (REI)**

Agent Comments

2   1   1

**Price:** \$526,000

**Method:** Auction Sale

**Date:** 10/02/2018

**Rooms:** -

**Property Type:** Unit



**1/60 Central Av BAYSWATER NORTH 3153 (REI/VG)**

Agent Comments

2   1   1

**Price:** \$520,000

**Method:** Private Sale

**Date:** 31/10/2017

**Rooms:** 3

**Property Type:** Unit

**Land Size:** 251 sqm approx



**5/47 Elmhurst Rd BAYSWATER NORTH 3153 (VG)**

Agent Comments

2   -   -

**Price:** \$497,000

**Method:** Sale

**Date:** 23/01/2018

**Rooms:** -

**Property Type:** Flat/Unit/Apartment (Res)

Account - McGrath Waverley | P: 03 85470888 | F: 03 85470800

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.