

Sophia Kuprajou 03 8547 0888 0400 799 972 sophiakupraiou@mcgrath.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan

Section 47AF of the Estate Agents Act 1980

Pro	nertv	offered	for	sale
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area

reporty energy of our								
Including subu	ddress 6/14 E irb and stcode	6/14 Branch Road, Bayswater North Vic 3153						
Indicative selling price								
For the meaning of this price see consumer.vic.gov.au/underquoting								
Range between	\$480,000		&	\$520,0	000			
Median sale price								
Median price	\$520,000	Hou	se	Unit	Х		Suburb	Bayswater North
Period - From	01/01/2017	to	31/12/2017	$\bigg] \qquad ;$	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.

Ad	dress 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.

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









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> **Indicative Selling Price** \$480,000 - \$520,000 **Median Unit Price**

Year ending December 2017: \$520,000



Rooms:

Property Type: Unit

Land Size: 183 sqm approx

Agent Comments

Comparable Properties



3/16 Dunlop Av BAYSWATER NORTH 3153

(REI)





Price: \$526,000 Method: Auction Sale Date: 10/02/2018

Rooms: -

Property Type: Unit

Agent Comments



1/60 Central Av BAYSWATER NORTH 3153

(REI/VG)

— 2





Price: \$520,000 Method: Private Sale Date: 31/10/2017

Rooms: 3

Property Type: Unit

Land Size: 251 sqm approx

Agent Comments



5/47 Elmhurst Rd BAYSWATER NORTH 3153

(VG)

-2

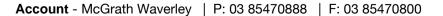




Price: \$497,000 Method: Sale Date: 23/01/2018

Property Type: Flat/Unit/Apartment (Res)

Agent Comments







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