

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**4 CAMERON CLOSE, BAYSWATER, VIC**

2 1 2

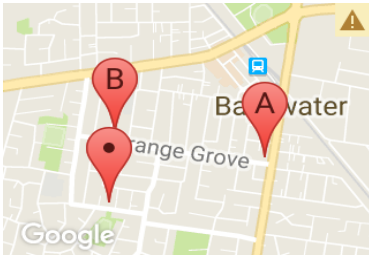
**Indicative Selling Price**

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

**Price Range: \$480,000 to \$528,000**

Provided by: Andrea Laukart, i-TRAK Real Estate Pty Ltd

## MEDIAN SALE PRICE



**BAYSWATER, VIC, 3153**

**Suburb Median Sale Price (Unit)**

**\$582,500**

01 July 2017 to 31 December 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.



**2 ARMSTRONG RD, BAYSWATER, VIC 3153**

2 1 1

**Sale Price**

**\*\$580,000**

Sale Date: 16/08/2017

Distance from Property: 1.2km



**3/2 ORANGE GR, BAYSWATER, VIC 3153**

2 1 1

**Sale Price**

**\$475,000**

Sale Date: 17/06/2017

Distance from Property: 1.1km



**1/33 BEGONIA AVE, BAYSWATER, VIC 3153**

2 1 1

**Sale Price**

**\*\$430,000**

Sale Date: 09/06/2017

Distance from Property: 501m

This report has been compiled on 24/01/2018 by i-TRAK Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2018 - [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

4 CAMERON CLOSE, BAYSWATER, VIC 3153

### Indicative selling price

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

Price Range: \$480,000 to \$528,000

### Median sale price

Median price

\$582,500

House

Unit

X

Suburb

BAYSWATER

Period

01 July 2017 to 31 December 2017

Source

pricfinder

### 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
2 ARMSTRONG RD, BAYSWATER, VIC 3153	*\$580,000	16/08/2017
3/2 ORANGE GR, BAYSWATER, VIC 3153	\$475,000	17/06/2017
1/33 BEGONIA AVE, BAYSWATER, VIC 3153	*\$430,000	09/06/2017