

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 4/22 Maida Avenue, BAYSWATER 3153

House



3 beds



1 baths



2 parking

### Indicative selling price

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

## Range \$600,000 - \$660,000

### Median sale price

Median **House** for **BAYSWATER** for period **Jan 2018 - Mar 2018**

Sourced from **Pricefinder**.

## \$725,000

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**1/8 Lemon Grove,**  
BAYSWATER 3153

Price **\$607,500** Sold 05 May  
2018

**2/21 Kamala Crescent,**  
BAYSWATER 3153

Price **\$599,000** Sold 18  
March 2018

**1/2 Elm Street,**  
BAYSWATER 3153

Price **\$640,000** Sold 06  
March 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

#### Ray White Bayswater

First Floor, 41-51 Scoresby Road,  
Bayswater VIC 3153

#### Contact agents



**Tim Dixon**  
Ray White

0407065456  
[tim.dixon@raywhite.com](mailto:tim.dixon@raywhite.com)



**Christine Rogers**  
Ray White

0421639196  
[christine.rogers@raywhite.com](mailto:christine.rogers@raywhite.com)