



## 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)

Unit 4, 30 Central Avenue, BAYSWATER NORTH, 3153

### Indicative selling price

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

Single Price

or range between

\$390,000

&

\$420,000

### Median sale price

Median price

\$466,000

Property type

Unit

Suburb

BAYSWATER NORTH, 3153

Period from

30/06/2016

to

30/07/2017

Source

RP Data

### Comparable property sale

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

Unit 4, 230-232 Bayswater Road, BAYSWATER NORTH, 3153 Victoria

\$385,000

13/04/2017

Unit 7, 230-232 Bayswater Road, BAYSWATER NORTH, 3153 Victoria

\$396,000

06/07/2017

Unit 10, 51 Bayfield Road West, BAYSWATER NORTH, 3153 Victoria

\$525,000

01/06/2017