

STATEMENT OF INFORMATION

85 BEGONIA AVENUE, BAYSWATER, VIC 3153

PREPARED BY I-TRAK REAL ESTATE PTY LTD

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



85 BEGONIA AVENUE, BAYSWATER, VIC

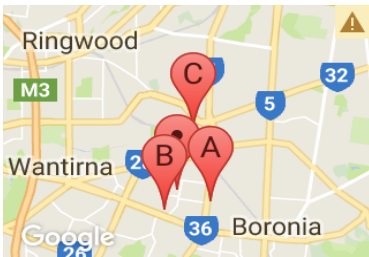
3 2 4

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$730,000 to \$803,000

MEDIAN SALE PRICE



BAYSWATER, VIC, 3153

Suburb Median Sale Price (House)

\$731,000

01 January 2017 to 30 June 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.



3 DEVENISH RD, BORONIA, VIC 3155

3 2 2

Sale Price

***\$785,000**

Sale Date: 15/07/2017

Distance from Property: 913m



17 ST ANDREWS RD, BAYSWATER, VIC 3153

3 2 4

Sale Price

\$780,000

Sale Date: 25/03/2017

Distance from Property: 653m



18 BUNGALOOK RD, BAYSWATER NORTH, VIC

3 2 2

Sale Price

\$798,500

Sale Date: 24/03/2017

Distance from Property: 1.9km



This report has been compiled on 31/08/2017 by i-TRAK Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2017 - 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

85 BEGONIA AVENUE, BAYSWATER, VIC 3153

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$730,000 to \$803,000

Median sale price

Median price \$731,000

House

Unit

Suburb BAYSWATER

Period 01 January 2017 to 30 June 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
3 DEVENISH RD, BORONIA, VIC 3155	*\$785,000	15/07/2017
17 ST ANDREWS RD, BAYSWATER, VIC 3153	\$780,000	25/03/2017
18 BUNGALOOK RD, BAYSWATER NORTH, VIC 3153	\$798,500	24/03/2017