Janelle Gu Brett Smith
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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	2 Figtree Grove, Bayswater Vic 3153

Indicative selling price

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

Range between	$750,000	&	$825,000

Median sale price

Median price	$803,500	House	X	~~Unit~~		Suburb	Bayswater
Period - From	01/07/2017	to	30/09/2017	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.

	Address of comparable property	Price	Date of sale
1	32 Leonard St BAYSWATER 3153	$822,000	18/11/2017
2	7 Apple Gr BAYSWATER 3153	$822,000	23/09/2017
3	9 Cameron Cl BAYSWATER 3153	$790,000	02/12/2017

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.~~

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

2 Figtree Grove, Bayswater Vic 3153

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3 2

Rooms:
Property Type: House
Land Size: 725 sqm approx

Agent Comments

Indicative Selling Price
$750,000 - $825,000
Median House Price
September quarter 2017: $803,500

Comparable Properties



32 Leonard St BAYSWATER 3153 (REI)

3 1 4

Price: $822,000
Method: Auction Sale
Date: 18/11/2017
Rooms: -
Property Type: House (Res)
Land Size: 817 sqm approx

Agent Comments



7 Apple Gr BAYSWATER 3153 (REI)

3 2 4

Price: $822,000
Method: Auction Sale
Date: 23/09/2017
Rooms: 4
Property Type: House (Res)
Land Size: 740 sqm approx

Agent Comments



9 Cameron Cl BAYSWATER 3153 (REI)

3 2 1

Price: $790,000
Method: Auction Sale
Date: 02/12/2017
Rooms: 5
Property Type: House (Res)
Land Size: 533 sqm approx

Agent Comments

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