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	12 Margaret Avenue Bayswater VIC 3153

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$780,000	&	$858,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$685,000	Property type	House	Suburb	Bayswater
Period-from	01 Jan 2019	to	31 Dec 2019	Source	Corelogic

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 6 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 Crotty Road Boronia VIC 3155	$828,000	29-Oct-19
12 Greenglade Court Bayswater VIC 3153	$836,500	14-Dec-19
4 Tolga Court Bayswater VIC 3153	$783,500	26-Oct-19

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 6 months.~~

This Statement of Information was prepared on: 30 January 2020

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3 Crotty Road Boronia VIC 3155 Sold Price **$828,000** Sold Date **29-Oct-19**

4 2 2 Distance **0.55km**



12 Greenglade Court Bayswater VIC 3153 Sold Price **$836,500** Sold Date **14-Dec-19**

4 2 2 Distance **0.92km**



4 Tolga Court Bayswater VIC 3153 Sold Price **$783,500** Sold Date **26-Oct-19**

4 2 2 Distance **1.2km**

RS = Recent sale **UN** = Undisclosed Sale

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