

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

1/8 Swanley Avenue, Bayswater North Vic 3153

Indicative selling price

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

Range between \$550,000 & \$590,000

Median sale price

Median price \$580,000 Property Type Unit Suburb Bayswater North

Period - From 30/04/2020 to 29/04/2021 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	2/275 Canterbury Rd BAYSWATER NORTH 3153	\$595,000	20/04/2021
2	1/37 Farnham Rd BAYSWATER 3153	\$592,500	18/11/2020
3	2/1-3 Elmhurst Rd BAYSWATER NORTH 3153	\$591,000	17/11/2020

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.~~

This Statement of Information was prepared on:

30/04/2021 09:39

1/8 Swanley Avenue, Bayswater North Vic 3153



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Rooms: 1
Property Type: Unit
Agent Comments

Indicative Selling Price
\$550,000 - \$590,000
Median Unit Price
30/04/2020 - 29/04/2021: \$580,000

Comparable Properties



**2/275 Canterbury Rd BAYSWATER NORTH
3153 (REI)**

Agent Comments

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Price: \$595,000
Method: Private Sale
Date: 20/04/2021
Property Type: Unit
Land Size: 194 sqm approx



1/37 Farnham Rd BAYSWATER 3153 (REI/VG)

Agent Comments

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Price: \$592,500
Method: Private Sale
Date: 18/11/2020
Rooms: 5
Property Type: Unit
Land Size: 265 sqm approx

**2/1-3 Elmhurst Rd BAYSWATER NORTH 3153
(VG)**

Agent Comments

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Price: \$591,000
Method: Sale
Date: 17/11/2020
Property Type: Flat/Unit/Apartment (Res)

Account - Ray White Manningham | P: 8841 2000 | F: 03 8841 2099