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		1/20 Bell Bird Drive, Bayswater North Vic 3153								
Indicative selli	ng pric	e								
For the meaning	of this p	rice see	cons	sumer.vic.go	ov.au/ı	underquo	ting			
Range between \$645,		,000		&		\$695,000				
Median sale pr	rice									
Median price	\$627,75	50	Pro	perty Type	Unit			Suburb	Bayswater North	
Period - From	01/04/2	021	to	30/06/2021		Sc	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	3/37 Greenhill Rd BAYSWATER NORTH 3153	\$681,000	27/05/2021
2			
3			

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:	29/07/2021 09:59







Indicative Selling Price \$645,000 - \$695,000 **Median Unit Price** June quarter 2021: \$627,750

Comparable Properties



3/37 Greenhill Rd BAYSWATER NORTH 3153 (REI/VG)

Agent Comments

-3

Method: Sold Before Auction

Date: 27/05/2021 Property Type: Unit Land Size: 360 sqm approx

Price: \$681,000

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.

Account - Vogl & Walpole Estate Agents | P: 03 8580 6200



