



## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 8a Branch Rd, BAYSWATER NORTH 3153

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$360,000 - \$395,000**

### Median sale price

Median **Other** for **BAYSWATER NORTH** for period **Nov 2018 - Oct 2019**

Sourced from **Corelogic**.

**\$662,500**

### Comparable property sales

**4 Blandford Crescent,**  
Bayswater North 3153

Price **\$250,000** Sold 09 June  
2019

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 12th Nov 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Corelogic.

### Stockdale & Leggo Croydon

149 Main Street,  
Croydon VIC 3136

### Contact agents



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**Stockdale  
& Leggo**