

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 1/40 Birch Street, 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 \$675,000 & \$740,000

Median sale price

(*Delete house or unit as applicable)

Median price \$560,000 *House *Unit ☒ Suburb Bayswater
Period - From 01/08/17 to 30/07/18 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 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. 11 Sassas Avenue Bayswater VIC 3153	\$710,000	23/06/2018
2. 3/9 Myrtle Street Bayswater VIC 3153	\$733,000	06/03/2018
3. 62 Phyllis Street Bayswater VIC 3153	\$736,000	22/03/2018

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.~~

Property data source: CoreLogic. Generated on 11th August 2018