

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 3/33 Elm 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 \$530,000 & \$583,000

Median sale price

(*Delete house or unit as applicable)

Median price 555,000 *House *Unit x Suburb Bayswater

Period - From 01/08/17 to 31/07/18 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. 4/28 High Street Bayswater, VIC, 3153	\$600,000	28/06/2018
2. 2/2 Orange Grove , Bayswater, VIC, 3153	\$560,000	27/02/2018
3. 2/44 Elizabeth Street, Bayswater, VIC, 3153	\$572,500	31/05/2018

Property data source: CoreLogic. Generated on 8th August 2018