

# Statement of Information

## Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)  
(\*Delete single price or range as applicable)

Range between	<input type="text" value="\$690,000"/>	&	<input type="text" value="\$750,000"/>
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### Median sale price

(\*Delete house or unit as applicable)

Median price	<input type="text" value="\$693,000"/>	*House	<input type="text" value="X"/>	Suburb or locality	<input type="text" value="Bayswater North"/>
Period - From	<input type="text" value="July 2017"/>	to	<input type="text" value="October 2017"/>	Source	<input type="text" value="RP Data"/>

### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres/five kilometres\* of the property for sale in the last six months/18 months\* that the estate agent or agent's representative considers to be most comparable to the property for sale. (\*Delete as applicable)

Address of comparable property	Price	Date of sale
1 – 20 Winchester Drive, Bayswater North	\$705,000	9/10/2017
2 – 59 Hamilton Road, Bayswater North	\$705,000	2/08/2017
3 – 4 Huntingdon Avenue, Bayswater North	\$725,000	17/10/2017