

## 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

3/635 Mountain Highway Bayswater VIC 3153

#### Indicative selling price

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

Range of between

\$500,000

&

\$550,000

#### Median sale price

Median unit price

\$585,000

Suburb

Bayswater VIC 3153

Period - From

Oct 2020

to

Nov 2020

Source

RP Data

#### Comparable property sales

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
1/60 Orange Grove Bayswater VIC 3153	\$545,000	11/11/2020
2/5 Alwyn Street Bayswater VIC 3153	\$520,000	28/01/2021
8/5 Alwyn Street Bayswater VIC 3153	\$510,000	16/02/2021