

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/15 Farnham Road 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Bayswater

Period-from

01 Jun 2019

to

31 May 2020

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 6 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

4/22 Grandview Grove Bayswater VIC 3153	\$660,000	28-Mar-20
2/1 Coogee Street Boronia VIC 3155	\$660,000	29-Feb-20
7/978 Mountain Highway Boronia VIC 3155	\$667,000	16-Mar-20

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 6 months.~~

This Statement of Information was prepared on: 18 June 2020



4/22 Grandview Grove Bayswater VIC 3153

Sold Price

\$660,000

Sold Date **28-Mar-20**

 3  2  2

Distance **0.83km**



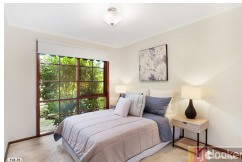
2/1 Coogee Street Boronia VIC 3155

Sold Price

Sold Date **29-Feb-20**

 3  2  2

Distance **1.29km**



7/978 Mountain Highway Boronia VIC 3155

Sold Price

\$667,000

Sold Date **16-Mar-20**

 3  2  2

Distance **1.93km**

RS = Recent sale

UN = Undisclosed Sale

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