

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 | 4/67 Bayswater Road, Kensington Vic 3031 |
|----------------------|--|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

| Range between | \$300,000 | & | \$330,000 |
|---------------|-----------|---|-----------|
| | | | |

Median sale price

| Median price | \$541,000 | Hou | se | Unit | х | Sul | burb | Kensington |
|---------------|------------|-----|------------|------|--------|------|------|------------|
| Period - From | 01/10/2016 | to | 30/09/2017 | | Source | REIV | | |

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 | 17/315 Flemington Rd NORTH MELBOURNE 3051 | \$330,000 | 25/11/2017 |
|---|---|-----------|------------|
| 2 | 4/53 Flemington St TRAVANCORE 3032 | \$330,000 | 21/10/2017 |
| 3 | 3/142 Shields St FLEMINGTON 3031 | \$300,000 | 25/11/2017 |

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.











Rooms:

Property Type: Apartment **Agent Comments**

Indicative Selling Price \$300,000 - \$330,000 **Median Unit Price** Year ending September 2017: \$541,000

Comparable Properties



17/315 Flemington Rd NORTH MELBOURNE

3051 (REI)

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Price: \$330,000 Method: Auction Sale Date: 25/11/2017

Rooms: -

Property Type: Apartment

Agent Comments







Price: \$330,000 Method: Auction Sale Date: 21/10/2017

Rooms: -

Property Type: Apartment

Agent Comments









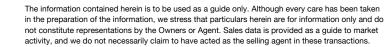
Price: \$300,000 Method: Auction Sale Date: 25/11/2017

Rooms: -

Property Type: Apartment

Agent Comments

Account - Edward Thomas | P: 03 9376 3322



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