### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property offered for sale					
Addr Including suburb postc	8/189 Bayswater Road, Bayswater North Vic 3153				
Indicative selling price					
For the meaning of this price see consumer.vic.gov.au/underquoting					
Range between \$	\$430,000 & \$460,000				
Median sale price					
Median price \$54	49,000 Property Type Unit Suburb Bayswater North				
Period - From 21/	/01/2020 to 20/01/2021 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

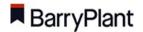
Address of comparable property		Price	Date of sale
1	9/40-46 Elmhurst Rd BAYSWATER NORTH 3153	\$450,000	28/07/2020
2			
3			

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.

This Statement of Information was prepared on:	21/01/2021 16:11









Agent Comments

Indicative Selling Price \$430,000 - \$460,000 Median Unit Price 21/01/2020 - 20/01/2021: \$549,000

## Comparable Properties



9/40-46 Elmhurst Rd BAYSWATER NORTH 3153 (REI/VG)

**1** 2 **1 2** 1

Price: \$450,000 Method: Private Sale Date: 28/07/2020 Rooms: 3

Property Type: Unit

Agent Comments

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.

**Account** - Barry Plant | P: 03 9722 7166 | F: 03 9722 7008



