

# 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 2/68 Bayview Rise, Bayswater North, VIC, 3153

### Indicative selling price

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

Price Range \$580,000 - \$638,000

### Median sale price

Median price \$520,000

\*House

\*Unit

X

Suburb Bayswater North

Period - From 1 JAN 2018

to 31 MAR 2018

Source Core Logic

### 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
3/12 WHITE AVENUE, BAYSWATER NORTH, VIC, 3153	\$745,000	20 MAR 2018
2/13 HAMILTON ROAD, BAYSWATER NORTH, VIC, 3153	\$595,000	14 NOV 2018
2/195 BAYSWATER ROAD, BAYSWATER NORTH, VIC, 3153	\$581,500	19 MAR 2018