

# 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 2/9 Myrtle Street, Bayswater Vic 3153

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$ or range between \$660,000 & \$726,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$520,000 \*House \*Unit X Suburb Bayswater

Period - From 1/7/2018 to 30/6/2019 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 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
4/9 Ash Grove, Bayswater 3153	\$720,000	29/6/2019
1B Bertram Road, Bayswater 3153	\$715,000	9/4/2019
33A Bell Bird Drive, Bayswater 3153	\$672,000	4/4/2019

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.~~