

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

PROPERTY OFFERED FOR SALE: Unit 9/24 GLEN PARK ROAD, BAYSWATER NORTH

Indicative selling price

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

Single price \$439,000

or range between

&

Median sale price

(*Delete house or unit as applicable)

Median price \$452,500

*House

*unit

X

Suburb
or locality

BAYSWATER NORTH VIC 3153

Period - From

APRIL

to

OCTOBER

Source

R. E. I. V

Comparable property sales

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. 19/36 Elmhurst Rd BAYSWATER NORTH 3153 VIC	\$437,000	15/10/2018
2. 29/241 Canterbury Rd BAYSWATER NORTH 3153 VIC	\$623,800	28/08/2018
3. 2/4 Central Av BAYSWATER NORTH 3153 VIC	\$457,000	12/06/2018