

## 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 26 Pindari Drive 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

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$801,000

\*House

yes

\*Unit

Suburb

Bayswater

Period - From 01/09/17

to 31/08/18

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
1. 62 Phyllis Street Bayswater 3153	\$736,000	22/03/2018
2. 35 Yarran Grove Bayswater 3153	\$755,000	27/05/2018
3. 8 Elizabeth Street Bayswater 3153	\$762,500	03/05/2018

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.~~

Property data source: CoreLogic. Generated on 21<sup>th</sup> September 2018