

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

85 Farnham Road, Bayswater Vic 3153

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$700,000 & \$770,000

Median sale price

Median price \$722,500

House X

Suburb Bayswater

Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
7 Flinders Cr BORONIA 3155	\$736,000	27/03/2017
4 Biscay Ct BORONIA 3155	\$733,500	25/03/2017
16 Wiltshire Av BAYSWATER 3153	\$700,000	03/06/2017