

# 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 3/37 Elmhurst Road, 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)

Range between \$650,000 & \$670,000

### Median sale price

Median price \$575,000 Property type Unit Suburb Bayswater North

Period - From 01/01/2021 to 31/03/2021 Source REIV

### 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
3/23 Marlborough Road, Bayswater Vic 3153	\$670,000	14/12/2020
1/474 Dorset Road, Boronia Vic 3155	\$660,000	21/03/2021
47 Bell Bird Drive, Bayswater North Vic 3153	\$652,000	12/11/2020

This Statement of Information was prepared on: 13-05-2021