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	45 Farnham Road Bayswater VIC 3153

Indicative selling price

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

~~Single Price~~		or range between	$770,000	&	$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$750,000	Property type	House	Suburb	Bayswater
Period-from	01 Nov 2019	to	31 Oct 2020	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 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
9 Catesby Court Boronia VIC 3155	$775,000	31-May-20
9 Bertram Road Bayswater VIC 3153	$790,000	05-May-20
41 Elsie Street Boronia VIC 3155	$805,000	26-Jul-20

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 6 months.~~

This Statement of Information was prepared on: 02 November 2020

BarryPlant

Ellie Leacy

M 9762 6666

E boronia@barryplant.com.au

9 Catesby Court Boronia VIC 3155 Sold Price **$775,000** Sold Date **31-May-20**

4 2 2 Distance **0.81km**

9 Bertram Road Bayswater VIC 3153 Sold Price **$790,000** Sold Date **05-May-20**

4 2 2 Distance **0.38km**

41 Elsie Street Boronia VIC 3155 Sold Price **$805,000** Sold Date **26-Jul-20**

4 2 1 Distance **1.66km**

RS = Recent sale **UN** = Undisclosed Sale

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