

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	23A Grandview Grove, Bayswater Vic 3153
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Indicative selling price

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

Range between	\$650,000	&	\$710,000
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Median sale price*

Median price	\$700,000	House	X	Unit		Suburb	Bayswater
Period - From	14/08/2018	to	02/12/2018	Source	REIV		

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	1/40 Birch St BAYSWATER 3153	\$730,000	18/08/2018
2	4/306 Canterbury Rd BAYSWATER NORTH 3153	\$725,000	05/09/2018
3	4/22 Maida Av BAYSWATER 3153	\$630,000	14/08/2018

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.

* The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 4 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.



Rooms:

Property Type:

Agent Comments

Comparable Properties



1/40 Birch St BAYSWATER 3153 (REI/VG)

Agent Comments



Price: \$730,000

Method: Private Sale

Date: 18/08/2018

Rooms: 5

Property Type: Unit

Land Size: 438 sqm approx

4/306 Canterbury Rd BAYSWATER NORTH 3153 (VG)

Agent Comments



Price: \$725,000

Method: Sale

Date: 05/09/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



4/22 Maida Av BAYSWATER 3153 (REI/VG)

Agent Comments



Price: \$630,000

Method: Private Sale

Date: 14/08/2018

Rooms: 4

Property Type: Unit

Land Size: 352 sqm approx