

Elizabeth Dumonic 03 8802 4418 0411 240 333 elizabeth@elite1.net.au

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									
Indicative selling price											
For the meaning of this price see consumer.vic.gov.au/underquoting											
Range between \$650,		000		&	\$	\$710,000					
Median sale price*											
Median price \$	5700,00	0	Hou	se X	Unit			Suburb	Bayswater		
Period - From 1	4/08/2	018	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.

Add	dress 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.

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Indicative Selling Price \$670,000 - \$730,000 **Median House Price ***

14/08/2018 - 14/11/2018: \$700,000 * Agent calculated median based on 4 sales





Comparable Properties



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





Price: \$730,000 Method: Private Sale Date: 18/08/2018 Rooms: 5

Property Type: Unit

Land Size: 438 sqm approx

Agent Comments

4/306 Canterbury Rd BAYSWATER NORTH

3153 (VG)





Price: \$725.000 Method: Sale Date: 05/09/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Agent Comments





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

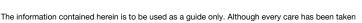
Price: \$630,000 Method: Private Sale Date: 14/08/2018 Rooms: 4

Property Type: Unit

Land Size: 352 sqm approx

Agent Comments

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