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	2/47-49 Greenhill Road, Bayswater North Vic 3153
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$583,000	Pro	perty Type	Jnit		Suburb	Bayswater North
Period - From	01/04/2020	to	31/03/2021	S	ource	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

Add	dress of comparable property	Price	Date of sale
1	6/351 Bayswater Rd BAYSWATER NORTH 3153	\$540,000	31/01/2021
2	5/10 Elmhurst Rd BAYSWATER NORTH 3153	\$518,000	04/03/2021
3	3/14 Tintern Av BAYSWATER NORTH 3153	\$470,000	29/12/2020

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

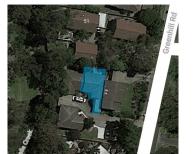
This Statement of Information was prepared on:	28/04/2021 11:51





Christopher Clerke
03 9725 0000
0459 101 811
chrisclerke@methven.com.au

Indicative Selling Price \$495,000 - \$540,000 Median Unit Price Year ending March 2021: \$583,000



2 1 1 Rooms: 3

Property Type: Unit
Agent Comments

Comparable Properties



6/351 Bayswater Rd BAYSWATER NORTH 3153 Agent Comments (REI/VG)

1 2 **1** 6

Price: \$540,000
Method: Private Sale
Date: 31/01/2021
Property Type: Unit

Land Size: 217 sqm approx



5/10 Elmhurst Rd BAYSWATER NORTH 3153

(REI)

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Price: \$518,000 Method: Private Sale Date: 04/03/2021 Property Type: Unit Land Size: 226 sqm approx



3/14 Tintern Av BAYSWATER NORTH 3153

(REI/VG)

1 2 **1** 6

Price: \$470,000 Method: Private Sale Date: 29/12/2020 Property Type: House Land Size: 168 sqm approx **Agent Comments**

Agent Comments

Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354



