

# 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

2/47-49 Greenhill 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 \$495,000 & \$540,000

### Median sale price

Median price \$583,000 Property Type Unit Suburb Bayswater North

Period - From 01/04/2020 to 31/03/2021 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	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 comparable properties 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

2/47-49 Greenhill Road, Bayswater North Vic 3153

Christopher Clerke

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**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)

 2    1    1

**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** **Agent Comments**  
(REI)

 2    1    1

**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** **Agent Comments**  
(REI/VG)

 2    1    1

**Price:** \$470,000

**Method:** Private Sale

**Date:** 29/12/2020

**Property Type:** House

**Land Size:** 168 sqm approx

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