

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode
6 Waldheim 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 \$620,000 & \$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price \$735,000 *House X *Unit Suburb Bayswater

Period-from 01 Jun 2018 to 31 May 2019 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
29 Bona Vista Road Bayswater VIC 3153	\$626,000	18-May-19
30 Kelly Street Bayswater VIC 3153	\$630,000	04-Jan-19
19 Patterson Street Bayswater VIC 3153	\$680,000	24-May-19

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.~~

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29 Bona Vista Road Bayswater VIC 3153

Sold Price

^{RS}

\$626,000

Sold Date

18-May-19

3

1

1

Distance

0.63km



30 Kelly Street Bayswater VIC 3153

Sold Price

\$630,000

Sold Date

04-Jan-19

3

1

1

Distance

0.54km



19 Patterson Street Bayswater VIC 3153

Sold Price

^{RS}

\$680,000

Sold Date

24-May-19

4

1

2

Distance

1.08km

RS = Recent sale

UN = Undisclosed Sale

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