

## Statement of Information

Section 47AF of the Estate Agents Act 1980

### 5/9 Ash Grove, Bayswater VIC 3153

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**\$600,000 - \$660,000**

#### Median sale price

**\$597,500**

Median **Unit** price for **Bayswater** from **Corelogic** from the 01/11/2019 – 31/10/2020

#### Comparable Property Sales

**\*\*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.**

|                                                       |                  |                                       |
|-------------------------------------------------------|------------------|---------------------------------------|
| <b>5/17 Elmhurst Road</b><br>Bayswater North VIC 3153 | <b>\$655,000</b> | Sold 4 <sup>th</sup> of November 2020 |
| <b>3/15 Farnham Road</b><br>Bayswater VIC 3153        | <b>\$660,000</b> | Sold 29 <sup>th</sup> of June 2020    |
| <b>5/45-49 Marlborough Road</b><br>Bayswater VIC 3153 | <b>\$630,000</b> | Sold 13 <sup>th</sup> June 2020       |

Unit



3 Bed



2 Bath



2 Car

**Harcourts Wantirna**  
Shop 5/249 Stud Road  
Wantirna VIC 3152

This Statement of Information was prepared on: 19<sup>th</sup> of November 2020

**Harcourts**