

*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

5/84 Scoresby Road, Bayswater

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$*550,000 & \$600,000

Median sale price

Median price \$572,500 *House ☐ *Unit ☒ Suburb Bayswater

Period - From 1/5/2018 to 30/4/2019 Source realestate.com.au

Comparable property sales

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 – 2/45 Armstrong Road, Bayswater	\$620,000	9/5/2019
2 – 7/ 8 Elm Street, Bayswater	\$552,500	7/1/2019
3 – 1/12 View Road, Bayswater	\$605,000	1/12/2018

Date: 29/5/2019