

## 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 Pindari Drive, Bayswater, VIC, 3153

### Indicative selling price

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

Single price  or range between \$730,000 & \$803,000

### Median sale price

Median price  810,250 \*House x \*Unit  Suburb  Bayswater  
Period - From  01/09/17 to  31/08/18 Source  CoreLogic

### 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. 31 Jeanette Street, Bayswater, VIC, 3153 | \$751,000 | 18/08/2018   |
| 2. 3 Huxley Court, Bayswater, VIC, 3153     | \$810,000 | 19/03/2018   |
| 3. 35 Yarran Grove, Bayswater, VIC, 3153    | \$755,000 | 27/05/2018   |

Property data source: [CoreLogic](#). Generated on 12<sup>th</sup> September 2018