
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

2/3 Neilson Street, Bayswater 3153

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$490,000

&

\$530,000

Median sale price

Median price

\$798,750

*Unit

X

Suburb

Bayswater

Period - From

01/05/2017

to

31/04/2018

Source

RP Data

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.

Address of comparable property	Price	Date of sale
4/2 Orange Grove, Bayswater 3153	\$505,004	07/15/17
2/47 Begonia Avenue, Bayswater 3153	\$522,250	12/04/18
6/42 Central Avenue, Boronia 3155	\$501,000	31/03/18

Property data source: rpdata.com.au. Generated on 9th of May 2018.