
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

17 Sydney Road, Bayswater

Indicative selling price

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

Range between \$570,000 & \$627,000

Median sale price

Median price

\$430,000

Unit

X

Suburb

Bayswater

Period - From

01/04/2017

To

31/03/2017

Source

REIV propertydata.com.au

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
1/9 Imperial Avenue, Bayswater	\$600,000	19/2/2017
18a Orchard Road, Bayswater	\$600,000	20/5/2017
1/27 Marlborough Road, Bayswater	\$580,500	30/3/2017

Property data source: REIV propertydata.com.au. Generated on 14th June 2017.