

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

20/279 Bayswater Road, Bayswater North Vic 3153

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 \$735,000 House ☒ Unit ☐ Suburb Bayswater North

Period - From 01/10/2017 to 31/12/2017 Source REIV

Comparable property sales (*Delete A or B below as applicable)

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	30a Thomas St CROYDON SOUTH 3136	\$620,000	04/09/2017
2	4/1-3 Elmhurst Rd BAYSWATER NORTH 3153	\$605,000	05/08/2017
3	4/45 Marlborough Rd BAYSWATER 3153	\$590,000	25/11/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.