

# Statement of Information

## Multiple residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Unit offered for sale

Address  
Including suburb or  
locality and postcode

1, 2 & 3/4 Fisher Court, Bayswater North Vic 3153

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
2 bed, 2 bath, 1 parking (Unit 1 & 2)		Or range between	\$700,000	&	\$750,000
2 bed, 2 bath, 1 parking (Unit 3)		Or range between	\$695,000	&	\$745,000
		Or range between		&	
		Or range between		&	
		Or range between		&	

Additional entries may be included or attached as required.

### Suburb unit median sale price

Median price \$595,000

Suburb or locality Bayswater North

Period - From 01/10/2022

to 30/09/2023

Source REIV

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

**A\*** These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last 18 months, and located within five kilometres of the unit for sale.

**Unit type or class**

e.g. One bedroom  
units

	Address of comparable unit	Price	Date of sale
2 bed, 2 bath, 1 parking			

**Unit type or class**

e.g. One bedroom  
units

	Address of comparable unit	Price	Date of sale
2 bed, 2 bath, 1 parking			

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**Unit type or class**

e.g. One bedroom  
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	Address of comparable unit	Price	Date of sale

**Unit type or class**

e.g. One bedroom  
units

	Address of comparable unit	Price	Date of sale

**OR**

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within five kilometres of the unit for sale in the last 18 months.

This Statement of Information was prepared on:

26/10/2023 16:53