

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

2/15 Princess Street Bayswater VIC 3153

Indicative selling price

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

Single Price

or range
between

\$590,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

*House

*Unit

X

Suburb

Bayswater

Period-from

01 Aug 2018

to

31 Jul 2019

Source

Corelogic

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 6 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

6 Gresford Road Wantirna VIC 3152	\$628,000	29-Jun-19
3/29 Birch Street Bayswater VIC 3153	\$610,000	26-Jul-19
4 Farnham Road Bayswater VIC 3153	\$640,000	31-Jul-19

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 6 months.~~

This Statement of Information was prepared on: 28 August 2019

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6 Gresford Road Wantirna VIC 3152 Sold Price **\$628,000** Sold Date **29-Jun-19**

3 1 1

Distance **1.15km**



3/29 Birch Street Bayswater VIC 3153 Sold Price **\$610,000** Sold Date **26-Jul-19**

3 1 2

Distance **1.19km**



4 Farnham Road Bayswater VIC 3153 Sold Price **\$640,000** Sold Date **31-Jul-19**

3 1 2

Distance **1.95km**

RS = Recent sale

UN = Undisclosed Sale

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