

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

22 Byrne Road Bayswater North 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

\$550,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$727,000

*House

X

*Unit

Suburb

Bayswater North

Period-from

01 Dec 2017

to

30 Nov 2018

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 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

12/9-11 Bayfield Road West Bayswater North VIC 3153	\$600,000	11-Aug-18
5/279-287 Bayswater Road Bayswater North VIC 3153	\$545,000	15-Sep-18
15/26-28 Hamilton Road Bayswater North VIC 3153	\$550,000	04-Sep-18

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.~~

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**12/9-11 Bayfield Road West
Bayswater North VIC 3153**

 3  1  2

Sold Price **\$600,000** Sold Date **11-Aug-18**

Distance **0.52km**



**5/279-287 Bayswater Road
Bayswater North VIC 3153**

 3  1  1

Sold Price **\$545,000** Sold Date **15-Sep-18**

Distance **0.77km**



**15/26-28 Hamilton Road Bayswater
North VIC 3153**

 3  1  1

Sold Price **\$550,000** Sold Date **04-Sep-18**

Distance **1.87km**

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