

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

4/9 View Road, Bayswater Vic 3153

Indicative selling price

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

Range between \$510,000 & \$560,000

Median sale price

Median price \$556,250

Property Type Unit

Suburb Bayswater

Period - From 01/07/2018

to 30/06/2019

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	13/9-11 Bayfield Rd.W BAYSWATER NORTH 3153	\$585,000	30/06/2019
2	9/43 Glen Park Rd BAYSWATER NORTH 3153	\$530,000	30/08/2019
3	2/4 Elm St BAYSWATER 3153	\$510,000	17/04/2019

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.~~

This Statement of Information was prepared on:

16/10/2019 10:25



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Property Type: Unit

Agent Comments

Indicative Selling Price

\$510,000 - \$560,000

Median Unit Price

Year ending June 2019: \$556,250

Comparable Properties



**13/9-11 Bayfield Rd.W BAYSWATER NORTH
3153 (VG)**

Agent Comments

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Price: \$585,000

Method: Sale

Date: 30/06/2019

Property Type: Flat/Unit/Apartment (Res)



**9/43 Glen Park Rd BAYSWATER NORTH 3153
(VG)**

Agent Comments

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Price: \$530,000

Method: Sale

Date: 30/08/2019

Property Type: Flat/Unit/Apartment (Res)



2/4 Elm St BAYSWATER 3153 (REI/VG)

Agent Comments

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Price: \$510,000

Method: Private Sale

Date: 17/04/2019

Rooms: 3

Property Type: Unit