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	29 Longstaff Road, Bayswater

Indicative selling price

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

range between	$670,000	&	$730,000

Median sale price

Median price	$837,000	House	X	Suburb	Bayswater
Period - From	01/10/2017	to	31/12/2017	Source	REIV

Comparable property sales

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
19 Kalawar Drive, Bayswater North	$725,000	22/12/2017
20 Winchester Drive, Bayswater North	$705,000	10/10/2017
27 Deborah Avenue, Boronia	$680,000	19/02/2018

Property data source: REIV. Generated on 2nd March 2018.