

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

19/1-3 Connolly Crescent, Bayswater North Vic 3153

Indicative selling price

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

Range between \$440,000 & \$484,000

Median sale price

Median price \$522,500 House Unit ☒ Suburb Bayswater North

Period - From 01/04/2017 to 30/06/2017 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	4/48 Elmhurst Rd BAYSWATER NORTH 3153	\$508,228	03/08/2017
2	2/3-5 Glen Park Rd BAYSWATER NORTH 3153	\$470,000	11/04/2017
3	7/230 Bayswater Rd BAYSWATER NORTH 3153	\$440,000	18/07/2017

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.~~