

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

3/18 Elm Street, Bayswater Vic 3153

Indicative selling price

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

Range between \$620,000 & \$650,000

Median sale price

Median price \$620,000 Property Type Unit Suburb Bayswater

Period - From 16/09/2020 to 15/09/2021 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	1/20 Myrtle St BAYSWATER 3153	\$650,000	08/05/2021
2	27a Patterson St BAYSWATER 3153	\$647,000	10/05/2021
3	2/4 Elm St BAYSWATER 3153	\$635,000	08/04/2021

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:

16/09/2021 15:20

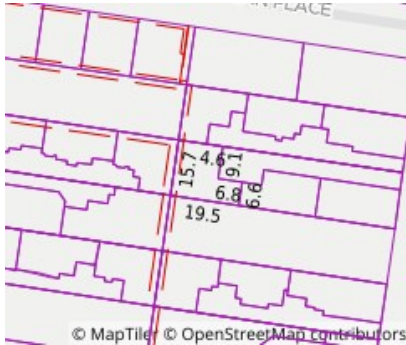
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Indicative Selling Price

\$620,000 - \$650,000

Median Unit Price

16/09/2020 - 15/09/2021: \$620,000



Property Type:

Divorce/Estate/Family Transfers

Agent Comments

Comparable Properties



1/20 Myrtle St BAYSWATER 3153 (REI/VG)

Agent Comments



Price: \$650,000

Method: Auction Sale

Date: 08/05/2021

Property Type: Unit

Land Size: 307 sqm approx



27a Patterson St BAYSWATER 3153 (REI/VG)

Agent Comments



Price: \$647,000

Method: Sold Before Auction

Date: 10/05/2021

Property Type: House (Res)

Land Size: 288 sqm approx



2/4 Elm St BAYSWATER 3153 (VG)

Agent Comments



Price: \$635,000

Method: Sale

Date: 08/04/2021

Property Type: Flat/Unit/Apartment (Res)

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454