## Date: 14/03/2019

# Statement of Information Single residential property located in Melbourne metropolitan area

#### Sections 47AF of the Estate Agents Act 1980



#### Property offered for sale

Address

postcode

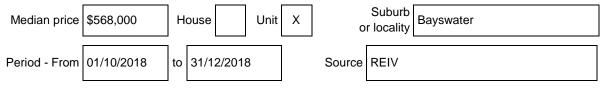
Including suburb and 202/18 Myrtle Street, Bayswater 3153

### Indicative selling price

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

Single price \$419.950

#### Median sale price



#### **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
1 Highmoor Avenue, Bayswater 3153	\$408,000	04/02/2019
107/1a Highmoor Avenue, Bayswater 3153	\$406,200	01/02/2019
104/27 King Street, Bayswater 3153	\$425,000	17/12/2018

