

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

17 Kelly Street, Bayswater

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price

\$760,000

House

X

Suburb

Bayswater

Period - From

01/01/2018

to

31/12/2018

Source

[REIV propertydata.com.au](http://REIV.propertydata.com.au)

Comparable property sales

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. 2 Bona Vista Rd BAYSWATER 3153	\$700,000	13/10/2018
2. 35 Orange Gr BAYSWATER 3153	\$685,000	24/11/2018
3. 7 Byrne Rd BAYSWATER NORTH 3153	\$690,500	22/09/2018

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 6 February 2019.