

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

2/7 Harris Grove, Bayswater Vic 3153

Indicative selling price

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

Range between \$530,000 & \$580,000

Median sale price

Median price \$556,250

Property Type Unit

Suburb Bayswater

Period - From 01/07/2018

to 30/06/2019

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	2/13 Louis St HEATHMONT 3135	\$597,000	23/03/2019
2	2/12-14 Poulton CI HEATHMONT 3135	\$589,500	25/05/2019
3	1/1 Wills St BORONIA 3155	\$550,000	07/05/2019

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:

16/09/2019



3 1 1

Rooms: 5

Property Type: Unit

Land Size: 316sqm sqm approx

Agent Comments

Comparable Properties



2/13 Louis St HEATHMONT 3135 (REI/VG)

Agent Comments

3 1 1

Price: \$597,000

Method: Auction Sale

Date: 23/03/2019

Rooms: 4

Property Type: Unit

Land Size: 380 sqm approx



2/12-14 Poulton CI HEATHMONT 3135 (REI/VG) Agent Comments

3 1 2

Price: \$589,500

Method: Auction Sale

Date: 25/05/2019

Rooms: 5

Property Type: Unit

Land Size: 380 sqm approx

1/1 Wills St BORONIA 3155 (VG)

Agent Comments

3 - -

Price: \$550,000

Method: Sale

Date: 07/05/2019

Property Type: Flat/Unit/Apartment (Res)