

# 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 9/23 Glen Park Road, BAYSWATER NORTH

### Indicative selling price

Range between \$470,000 & \$517,000

### Median sale price

Median price \$ 427,250 Unit Suburb Bayswater North

Period - From 01/05/16 to 01/04/16 Source CORE LOGIC – RP DATA

### 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 – 2/5 Neilson Street, Bayswater	\$480,000	15 <sup>th</sup> February
2 – 12/279-287 Bayswater Road, Bayswater North	\$520,000	14 <sup>th</sup> June
3 – 1/19 Glen Park Road, Bayswater North	\$517,000	5 <sup>th</sup> July