

# 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

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\*  or range between

### Median sale price

(\*Delete house or unit as applicable)

Median price \$  \*House  \*Unit  Suburb   
Period - From  to  Source

### 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 6/273 Hamilton Road, Bayswater North	\$510,000	09/01/2018
2 5/47 Elmhurst Road, Bayswater	\$497,000	25/01/2018
3 8/47 Glen Park Road, Bayswater	\$546,000	31/10/2018

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within five kilometres of the unit for sale in the last 18 months.