

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	65A Greenhill Road, Bayswater North Vic 3153
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Indicative selling price

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

Single price	\$755,000
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Median sale price

Median price	\$730,500	House	X	Unit		Suburb	Bayswater North
Period - From	01/04/2017	to	30/06/2017	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	1/8 Wendover Av BAYSWATER NORTH 3153	\$740,000	08/04/2017
2	3/39 Campbell St HEATHMONT 3135	\$738,000	06/05/2017
3	4/71 Greenhill Rd BAYSWATER NORTH 3153		20/02/2017

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.



 3  2  2

Rooms:

Property Type: Unit

Land Size: 536 sqm approx

Agent Comments

Comparable Properties



1/8 Wendover Av BAYSWATER NORTH 3153 (REI)

Agent Comments

 3  2  2

Price: \$740,000

Method: Auction Sale

Date: 08/04/2017

Rooms: 4

Property Type: Unit



3/39 Campbell St HEATHMONT 3135 (REI)

Agent Comments

 3  2  2

Price: \$738,000

Method: Private Sale

Date: 06/05/2017

Rooms: 8

Property Type: Unit

Land Size: 451 sqm approx



4/71 Greenhill Rd BAYSWATER NORTH 3153 (REI)

Agent Comments

Price is Undisclosed

 3  2  2

Price:

Method: Sold Before Auction

Date: 20/02/2017

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 334 sqm approx