

## 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

4/47 Elmhurst Road, Bayswater North

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

\$ range between \$460,000 & \$506,000

### Median sale price

Median price \$410,500 House Unit Suburb Bayswater

Period - From 12/04/2017 to 26/05/2017 Source 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. 2/3-5 Glen Park Road BAYSWATER NORTH	\$470,000	25/02/2017
2. 2/309 Canterbury Road BAYSWATER NORTH	\$520,000	26/05/2017
3. 4/48 Elmhurst Road, BAYSWATER NORTH	\$508,228	03/08/2017

Property data source: REIV propertydata.com.au. Generated on 7<sup>th</sup> July 2017.

# Additional information about comparable sales.




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**Bayswater North** 2/3-5 Glen Park Road      **2 BED 1 BATH 1 CAR**

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**TYPE**      Unit  
**LAND**      288m2




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**Bayswater North** 2/309 Canterbury Road      **2 BED 1 BATH 1 CAR**

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**TYPE**      Unit  
**LAND**      209m2

This unit is newer and larger but is on a main road.




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**Bayswater North** 4/48 Elmhurst Road      **2 BED 1 BATH 1 CAR**

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This property is in a smaller complex (1 of 4), on a larger land parcel

**TYPE**      Unit  
**LAND**      219m2