

STATEMENT OF INFORMATION Single residential property located in the Melbourne metropolitan area.

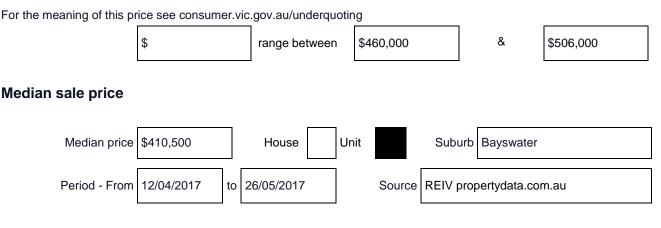
Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

urb and 4/47 Elmhurst Road, Bayswater North

Indicative selling price



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 7th July 2017.



Additional information about comparable sales.







Bayswa	ater North 2/3-5 Glen Park Road	2 BED 1 BATH 1 CA
ТҮРЕ	Unit	
LAND	288m2	
Bayswa	ater North 2/309 Canterbury Road	2 BED 1 BATH 1 CA
TYPE	Unit	
LAND	209m2	
This unit	is newer and larger but is on a main road.	

LAND 219m2