

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 32 Lance Road, Bayswater Vic 3153

Indicative selling price

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

Range between \$790,000 & \$869,000

Median sale price

Median price \$783,000 House Unit Suburb Bayswater

Period - From 01/04/2018 to 30/06/2018 Source REIV

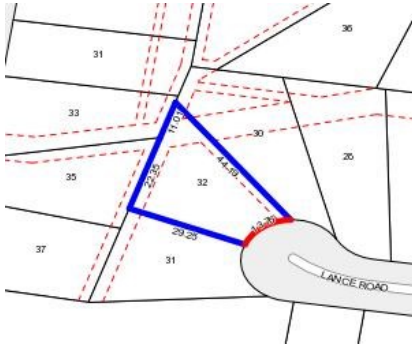
Comparable property sales (*Delete A or B below as applicable)

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 | 8 Bimbadeen Ct BAYSWATER 3153 | \$851,000 | 24/03/2018 |
| 2 | 1 Rathmullen Rd BORONIA 3155 | \$825,000 | 06/05/2018 |
| 3 | 28 Fairlawn PI BAYSWATER 3153 | \$818,000 | 19/04/2018 |

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.



Rooms:
Property Type:
 Agent Comments

Indicative Selling Price
 \$790,000 - \$869,000
Median House Price
 June quarter 2018: \$783,000

Comparable Properties

8 Bimbadeen Ct BAYSWATER 3153 (REI)

Agent Comments



Price: \$851,000
Method: Sold Before Auction
Date: 24/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 811 sqm approx



1 Rathmullen Rd BORONIA 3155 (REI)

Agent Comments



Price: \$825,000
Method: Auction Sale
Date: 06/05/2018
Rooms: -
Property Type: House (Res)
Land Size: 733 sqm approx



28 Fairlawn PI BAYSWATER 3153 (REI)

Agent Comments



Price: \$818,000
Method: Private Sale
Date: 19/04/2018
Rooms: 7
Property Type: House (Res)
Land Size: 726 sqm approx