### McGrath

#### 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

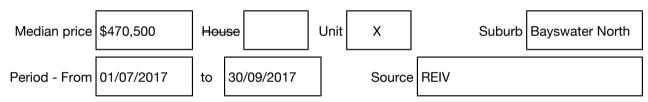
s 3/16 Dunlop Avenue, Bayswater North Vic 3153 d e

#### Indicative selling price

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

Range between	\$450,000	&	\$480,000	

#### Median sale price



#### 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	3/12-14 Elmhurst Rd BAYSWATER NORTH 3153	\$480,000	12/09/2017
2	1/4 Central Av BAYSWATER NORTH 3153	\$462,000	06/12/2017
3	2/48 Elmhurst Rd BAYSWATER NORTH 3153	\$461,000	15/09/2017

#### 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.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Rooms: Property Type: Flat Land Size: 240.604 sqm approx Agent Comments Indicative Selling Price \$450,000 - \$480,000 Median Unit Price September quarter 2017: \$470,500

### **Comparable Properties**



3/12-14 Elmhurst Rd BAYSWATER NORTH 3153 (REI)



Price: \$480,000 Method: Private Sale Date: 12/09/2017 Rooms: 3 Property Type: Unit Agent Comments



Price: \$462,000

Method: Private Sale Date: 06/12/2017 Rooms: -Property Type: Unit



2/48 Elmhurst Rd BAYSWATER NORTH 3153 Agent Comments (REI)

1/4 Central Av BAYSWATER NORTH 3153 (REI) Agent Comments



Price: \$461,000 Method: Private Sale Date: 15/09/2017 Rooms: 3 Property Type: Unit

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