

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb

Period - From to Source

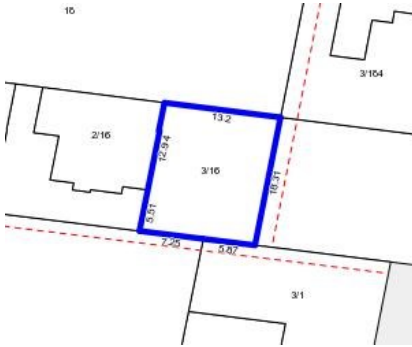
Comparable property sales (*Delete A or B below as applicable)

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.



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) Agent Comments



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



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



Price: \$462,000
Method: Private Sale
Date: 06/12/2017
Rooms: -
Property Type: Unit



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



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