

# 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

1 / 68-70 Station St, Bayswater

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\*  or range between \$\*450,000 & \$495,000

#### Median sale price

(\*Delete house or unit as applicable)

Median price \$500,000 \*House  \*Unit  Suburb Bayswater

Period - From Feb 2017 to Jun 2017 Source RP Data

#### Comparable property sales

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 – 6/28 High Street, Bayswater	\$495,000	14/02/2017
2 – 2/5 Nelson Street, Bayswater	\$480,000	15/02/2017
3 – 3/2 Orange Grove, Bayswater	\$475,000	22/06/2017