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

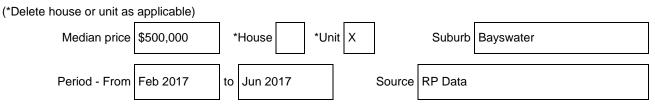
1 / 68-70 Station St, Bayswater

Indicative selling price

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

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

Median sale price



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