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

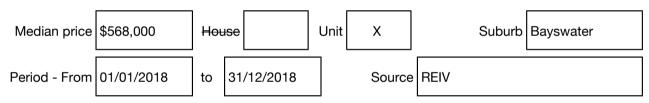
SS 3/9 View Road, Bayswater Vic 3153 Id Ie

Indicative selling price

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

Range between	\$480,000	&	\$520,000
Range between	\$480,000	&	\$520,000

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	1/45 King St BAYSWATER 3153	\$525,555	24/08/2018
2	2b Grieve St BAYSWATER 3153	\$520,000	21/11/2018
3	5/37 Elmhurst Rd BAYSWATER NORTH 3153	\$485,000	05/11/2018

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.

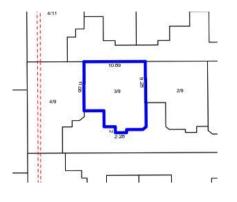
Account - Max Brown | P: 03 9725 1444 | F: 03 9725 6273

propertydata

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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.







Rooms: Property Type: Agent Comments Indicative Selling Price \$480,000 - \$520,000 Median Unit Price Year ending December 2018: \$568,000

Comparable Properties

	1/45 King St BAYSWATER 3153 (REI/VG) 2 1 1 1 Price: \$525,555 Method: Private Sale Date: 24/08/2018 Rooms: - Property Type: Unit	Agent Comments
BELL WHEN	2b Grieve St BAYSWATER 3153 (REI/VG) 2 1 2 2 Price: \$520,000 Method: Private Sale Date: 21/11/2018 Rooms: - Property Type: Unit Land Size: 295 sqm approx	Agent Comments
	5/37 Elmhurst Rd BAYSWATER NORTH 3153 (REI/VG) 2 1 1 1 1 Price: \$485,000 Method: Private Sale Date: 05/11/2018 Rooms: 3 Property Type: Unit Land Size: 220 sqm approx	Agent Comments

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