

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

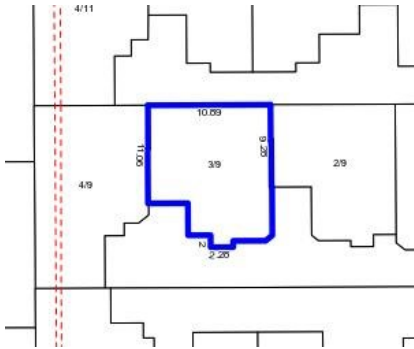
Comparable property sales (*Delete A or B below as applicable)

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 | 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.



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)

Agent Comments



Price: \$525,555
Method: Private Sale
Date: 24/08/2018
Rooms: -
Property Type: Unit



2b Grieve St BAYSWATER 3153 (REI/VG)

Agent Comments



Price: \$520,000
Method: Private Sale
Date: 21/11/2018
Rooms: -
Property Type: Unit
Land Size: 295 sqm approx



5/37 Elmhurst Rd BAYSWATER NORTH 3153 (REI/VG)

Agent Comments



Price: \$485,000
Method: Private Sale
Date: 05/11/2018
Rooms: 3
Property Type: Unit
Land Size: 220 sqm approx