

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 (Type B) 3 & 11 / 641 Mountain Highway, Bayswater

Indicative selling price

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

Price range \$608,000-\$615,000

Median sale price

Median price \$580,000 Unit Suburb Bayswater

Period - From 1/7/2017 to 30/09/2017 Source REIV

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 – 9/24-26 Stud Road, Bayswater	\$585,000	23 Sep 2017
2 – 10/24-28 Stud Road, Bayswater	\$592,000	5 Jun 2017
3 – 18C Orchard Road, Bayswater	\$600,000	20 May 2017