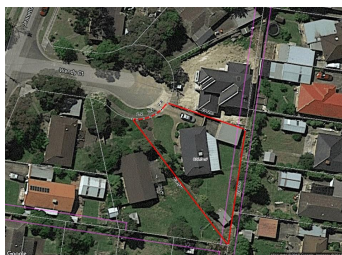


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



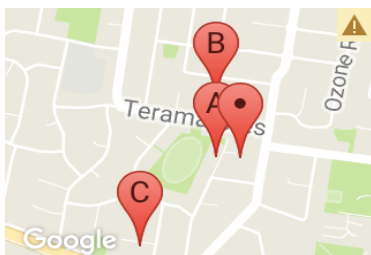
4 WENDY COURT, BAYSWATER, VIC 3153 3 1 2

Indicative Selling Price

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

Single Price: **\$850,000**

MEDIAN SALE PRICE



BAYSWATER, VIC, 3153

Suburb Median Sale Price (House)

\$810,000

01 July 2017 to 31 December 2017

Provided by:

COMPARABLE PROPERTIES

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.



45 JEANETTE ST, BAYSWATER, VIC 3153 3 2 2

Sale Price

***\$862,000**

Sale Date: 16/12/2017

Distance from Property: 79m



3 GRIEVE ST, BAYSWATER, VIC 3153 3 1 2

Sale Price

\$824,000

Sale Date: 02/09/2017

Distance from Property: 231m



2 GROGAN CRT, BAYSWATER, VIC 3153 3 1 2

Sale Price

\$850,000

Sale Date: 29/11/2017

Distance from Property: 455m



This report has been compiled on 16/02/2018 by Michael Sandhu. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

4 WENDY COURT, BAYSWATER, VIC 3153

Indicative selling price

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

Single Price:

\$850,000

Median sale price

Median price

\$810,000

House

Unit

Suburb

BAYSWATER

Period

01 July 2017 to 31 December 2017

Source



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
45 JEANETTE ST, BAYSWATER, VIC 3153	*\$862,000	16/12/2017
3 GRIEVE ST, BAYSWATER, VIC 3153	\$824,000	02/09/2017
2 GROGAN CRT, BAYSWATER, VIC 3153	\$850,000	29/11/2017