BarryPlant

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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	36 Edward Street Bayswater VIC 3153

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	$720,000	&	$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$738,000	*House	X	~~*Unit~~		Suburb	Bayswater
Period-from	01 Mar 2018	to	28 Feb 2019	Source	Corelogic		

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
63 Rowson Street Boronia VIC 3155	$740,000	12-Nov-18
15 Greenglade Court Bayswater VIC 3153	$740,000	14-Oct-18
26 Pindari Drive Bayswater VIC 3153	$748,888	20-Oct-18

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.~~

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63 Rowson Street Boronia VIC 3155 Sold Price **$740,000** Sold Date **12-Nov-18**

4 2 2 Distance **0.73km**



15 Greenglade Court Bayswater VIC 3153 Sold Price Sold Date **14-Oct-18**

4 2 2 Distance **0.79km**



26 Pindari Drive Bayswater VIC 3153 Sold Price **$748,888** Sold Date **20-Oct-18**

4 2 2 Distance **1.27km**

RS = Recent sale **UN** = Undisclosed Sale

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