BarryPlant

Laura Brady and Jasmine Gardiner
M 0398014777
E wantirnaads@barryplant.com.au

# 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<br>Including suburb and postcode | 8/353 Bayswater Road Bayswater North 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 | $400,000 | & | $440,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Median Price | $501,000 | ~~*House~~ | | *Unit | X | Suburb | Bayswater North |
| Period-from | 01 Aug 2018 | to | 31 Jul 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 6 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 |
|---|---|---|
| 1/357 Bayswater Road Bayswater North VIC 3153 | $435,000 | 31-May-19 |
| 11/37-41 Glen Park Road Bayswater North VIC 3153 | $420,000 | 25-May-19 |
| 4/277 Canterbury Road Bayswater North VIC 3153 | $436,000 | 25-Mar-19 |

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 6 months.~~

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**1/357 Bayswater Road Bayswater North VIC 3153**

2 1 1

Sold Price **$435,000** Sold Date **31-May-19**

Distance **0.1km**



**11/37-41 Glen Park Road Bayswater North VIC 3153**

2 1 1

Sold Price **$420,000** Sold Date **25-May-19**

Distance **0.12km**



**4/277 Canterbury Road Bayswater North VIC 3153**

2 1 1

Sold Price **$436,000** Sold Date **25-Mar-19**

Distance **0.15km**

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

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