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	9/40-46 Elmhurst Road, Bayswater North Vic 3153

Indicative selling price

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

Range between $400,000 & $440,000

Median sale price

Median price $500,000 Property Type Unit Suburb Bayswater North

Period - From 14/07/2019 to 13/07/2020 Source REIV

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	1/11-13 Ramsay St BAYSWATER NORTH 3153	$431,700	06/03/2020
2	3/273 Canterbury Rd BAYSWATER NORTH 3153	$425,000	19/06/2020
3	6/62-64 Hamilton Rd BAYSWATER NORTH 3153	$395,000	02/04/2020

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.~~

This Statement of Information was prepared on: 14/07/2020 09:49

9/40-46 Elmhurst Road, Bayswater North Vic 3153

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2 -

Property Type: Flat
Land Size: 350 sqm approx

Agent Comments

Indicative Selling Price
$400,000 - $440,000
Median Unit Price
14/07/2019 - 13/07/2020: $500,000

Comparable Properties



1/11-13 Ramsay St BAYSWATER NORTH 3153 (REI)

2 1 1

Price: $431,700
Method: Private Sale
Date: 06/03/2020
Property Type: Unit

Agent Comments



3/273 Canterbury Rd BAYSWATER NORTH 3153 (REI)

2 1 1

Price: $425,000
Method: Private Sale
Date: 19/06/2020
Rooms: 3
Property Type: Unit

Agent Comments



6/62-64 Hamilton Rd BAYSWATER NORTH 3153 (REI)

2 1 1

Price: $395,000
Method: Private Sale
Date: 02/04/2020
Property Type: Unit

Agent Comments

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.