

## 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 4/346-354 Bayswater Road, Bayswater North

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$420,000 & \$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$528,000 \*House  \*Unit  Suburb Bayswater North

Period - From 1/9/18 to 31/12/18 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**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.

- 1). 這是物業的價格指南。價格可以是單一價格，也可以是最高為10%的價格範圍。該價格不得低於：  
• 賣家的要價  
• 代理人的預估銷售價格，或  
• 已被賣方拒絕的書面報價。
- 2). 中位意為“在中間”。這個價格意味著大約一半在這個郊區上市的物業高於該價格，一半低於該價格。
- 3). 之前出售的與待售物業具有相似狀況、標準和位置的物業。這些銷售：  
• 如果在墨爾本大都會地區，則應發生在過去6個月以內，且在待售物業2公里範圍內  
• 如果在墨爾本大都會地區以外，則應發生在過去18個月以內，且在待售物業5公里範圍內。