

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 2/45 Armstrong Road, 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 \$620,000 & \$660,000

Median sale price

(*Delete house or unit as applicable)

Median price \$568,000 *House *Unit Suburb Bayswater

Period - From 1/10/18 to 31/12/18 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. 2/11 Neilson Street, Bayswater	\$630,000	19/2/19
2. 8/4 Claude Street, Bayswater	\$660,000	7/2/19
3. 3/306-308 Canterbury Road, Bayswater North	\$630,000	15/11/18

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。