

# 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 106/3 Birch Street, Bayswater

### 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)

Range between \$\*390,000 & \$425,000

### Median sale price

Median price \$550,000 Property type Unit Suburb Bayswater  
Period - From 28/6/2018 to 27/6/2019 Source realestate.com.au

### 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 – 202/18 Myrtle Street, Bayswater	\$420,000	12/4/2019
2 – 207/7 Birch Street, Bayswater	\$420,000	30/4/2018
3 – 210/7 Birch Street, Bayswater	\$415,000	20/8/2018

This Statement of Information was prepared on: 13/9/2019