

# 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 9/43 Glen Park 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)

Range between \$\*470,000 & \$517,000

### Median sale price

Median price \$530,000 Property type Unit Suburb Bayswater North

Period - From 1/5/2018 to 30/4/2019 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 – 2/361 Bayswater Road, Bayswater North	\$485,000	21/3/2019
2 – 2/5 Bungalook Road, Bayswater North	\$505,000	3/5/2019
3 – 3/48 Elmhurst Road, Bayswater North	\$480,000	29/4/2019

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