



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
9/26 Elmhurst Road,
BAYSWATER NORTH 3153

House



2 beds



1 baths



1 parking

Indicative selling price

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

Range \$450,000 - \$495,000

Median sale price

Median **House** for **BAYSWATER NORTH** for period **Jan 2019 - Sep 2019**

Sourced from **pricefinder**.

\$485,000

Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

2/48 Elmhurst Road,
Bayswater North 3153

Price **\$478,000** Sold 22
August 2019

33/24-28 Glen Park Road,
Bayswater North 3153

Price **\$453,000** Sold 15
August 2019

8/48-51 Glen Park Road,
Bayswater North 3153

Price **\$480,000** Sold 12 July
2019

This Statement of Information was prepared on 1st Oct 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from pricefinder.

Ray White Bayswater

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Contact agents



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