

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 **Unit 2 / 10 Wiltshire Avenue, Bayswater**

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 \$600,000 & \$660,000

Median sale price

Median price \$588,000 Property type Unit Suburb Bayswater

Period - From Jan 2022 to April 2022 Source Core Logic

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 3/1-3 Bertram Road, Bayswater	\$670,000	14/06/2022
2 4/28 High Street, Bayswater	\$660,000	09/07/2022
3 1/38 Birch Street, Bayswater	\$699,000	14/05/2022

OR Hard to find comparable prices for a unit of this type as it is only 1 of 2 on the block with plenty of open space around it.

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.

This Statement of Information was prepared on: 14th July 2022