

## 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

1/4 Daphne Court Bayswater VIC 3153

### 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)

Single Price

or range  
between

\$460,000

&

\$506,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$522,500

Property type

Unit

Suburb

Bayswater

Period-from

01 Sep 2018

to

31 Aug 2019

Source

Corelogic

### 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 6 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

2/4 Elm Street Bayswater VIC 3153	\$510,000	12-Apr-19
2/3 Orchard Grove Heathmont VIC 3135	\$495,000	09-Sep-19
2/361 Bayswater Road Bayswater North VIC 3153	\$485,000	21-Mar-19

**OR**

**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 6 months.~~

This Statement of Information was prepared on: 17 September 2019



**2/4 Elm Street Bayswater VIC 3153** Sold Price **\$510,000** Sold Date **12-Apr-19**

 2  1  1

Distance **0.57km**



**2/3 Orchard Grove Heathmont VIC 3135** Sold Price <sup>RS</sup> **\$495,000** Sold Date **09-Sep-19**

 2  1  1

Distance **1.56km**



**2/361 Bayswater Road Bayswater North VIC 3153** Sold Price **\$485,000** Sold Date **21-Mar-19**

 2  1  1

Distance **1.86km**

RS = Recent sale

UN = Undisclosed Sale

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