



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**19/36 Elmhurst Road,  
BAYSWATER NORTH 3153**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$440,000 - \$450,000**

### Median sale price

Median **Unit** for **BAYSWATER NORTH** for period **Feb 2018 - Aug 2018**

Sourced from **Pricefinder**.

**\$520,000**

### Comparable property sales

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 the most comparable to the property for sale.

**2/4 Alwyn St,  
Bayswater 3153**

**Price \$440,000** Sold 07 May  
2018

**201/7 Birch St,  
Bayswater 3153**

**Price \$420,000** Sold 30  
April 2018

**9/7 King ST,  
Bayswater 3153**

**Price \$440,000** Sold 28  
March 2018

### 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.

Unit

2 beds

1 baths

1 parking

### Surreal Property Group

2/732 Mountain Highway,  
Bayswater VIC 3153

### Contact agents



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