

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

3/34 Farnham Road, Bayswater Vic 3153

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$600,000

&

\$660,000

Median sale price

Median price \$480,000

House

Unit

X

Suburb

Bayswater

Period - From 01/10/2016

to

30/09/2017

Source REIV

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	16b Girdwood Rd BORONIA 3155	\$652,000	18/07/2017
2	3/19 Elm St BAYSWATER 3153	\$637,500	28/08/2017
3	3/15 Myrtle St BAYSWATER 3153	\$635,000	25/11/2017

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 six months.

Daniel Cripps

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0418 517 480

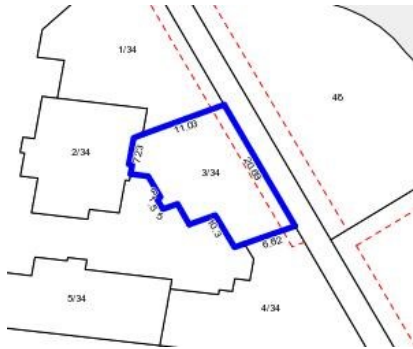
dcripps@barryplant.com.au

Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

Year ending September 2017: \$480,000



Rooms:

Property Type:

Agent Comments

Comparable Properties



16b Girdwood Rd BORONIA 3155 (REI)

Agent Comments



Price: \$652,000

Method: Private Sale

Date: 18/07/2017

Rooms: -

Property Type: House (Res)

Land Size: 761 sqm approx



3/19 Elm St BAYSWATER 3153 (REI)

Agent Comments



Price: \$637,500

Method: Private Sale

Date: 28/08/2017

Rooms: 3

Property Type: House

Land Size: 179 sqm approx



3/15 Myrtle St BAYSWATER 3153 (REI)

Agent Comments



Price: \$635,000

Method: Auction Sale

Date: 25/11/2017

Rooms: 3

Property Type: Unit

Land Size: 216 sqm approx