

## Statement of Information

# Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Unit offered for sale

Address  
Including suburb and  
postcode

3 James Street, Bayswater

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/](http://consumer.vic.gov.au/) underquoting (\*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
2 Bed, 1 Bath	\$*	Or range between	\$495,000		\$535,000
2 Bed, 1 Bath	\$*	Or range between	\$535,000		\$585,000

Additional entries may be included or attached as required.

### Suburb unit median sale price

Median price	\$755,000	Suburb	Bayswater		
Period - From	31/07/2019	To	30/07/2020	Source	Property Data

## Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
2 Bed, 1 Bath	1/21 Elmhurst Road, Bayswater North	\$515,000	07/05/2020
	6/19 Glen Park Road, Bayswater North	\$535,000	03/03/2020
	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.		

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
2 Bed, 1 Bath	9/641 Mountain Highway, Bayswater	\$580,000	16/04/2020
	5/10 Hamilton Road, Bayswater North	\$557,000	19/02/2020
	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.		

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

30/07/2020