

# 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 12 Derwent Drive, Bayswater, VIC 3153

### Indicative selling price

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

Price Range

\$600,000

&

\$650,000

### Median sale price

Median price

\$742,250

Property Type

House

Suburb

Bayswater (3153)

Period - From

01/07/2020

to

01/10/2020

Source

realestate.com.au

### Comparable property sales

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
1/8 DERWENT DRIVE, BAYSWATER VIC 3153	\$590,000	13/06/2020
6 PHYLLIS STREET, BAYSWATER VIC 3153	\$700,000	23/07/2020
81 FARNHAM ROAD, BAYSWATER VIC 3153	\$645,000	25/08/2020

This Statement of Information was prepared on: 08/10/2020