

**STATEMENT OF INFORMATION**

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR  
OUTSIDE THE MELBOURNE METROPOLITAN AREA

**Sections 47AF of the Estate Agents Act 1980**

---

PROPERTY OFFERED FOR SALE

**41 Elmhurst Road, Bayswater North, VIC 3153**

---

INDICATIVE SELLING PRICE

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

**Range Between \$2,000,000 & \$2,200,000**

---

MEDIAN SALE PRICE

**Median price \$721,000 | House | Bayswater North (3153)**

**Period - From 24 April 2018 to 30 June 2018 | Source - REIV**

---

COMPARABLE PROPERTY SALES

**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.**