

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

39 ARMSTRONG ROAD, BAYSWATER, VIC 3153

### Indicative selling price

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

Single Price: \$870,000

### Median sale price

Median price \$691,500

House

Unit

Suburb BAYSWATER

Period 01 April 2017 to 30 June 2017

Source

 pricefinder

### 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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
33 KUMALA RD, BAYSWATER, VIC 3153	*\$900,000	30/05/2017
2 CARRAMAR CRT, BAYSWATER, VIC 3153	*\$879,000	20/05/2017
95 ORANGE GR, BAYSWATER, VIC 3153	*\$925,000	17/06/2017