



Scott Collins T/A @realty (ABN/ACN: 72 530 473 079)  
Level 31/120 Collins Street Melbourne 3000  
Tel: 0499 005 265 Agent No: 078723L  
Email: scottcollins@atrealty.com.au

VR027 © Lawsoft Pty Ltd

## 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 8/3 James Street, Bayswater, Vic 3153

Including suburb and  
postcode

#### Indicative selling price

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

Single price \$630,000 or range between \$\* & \$

#### Median sale price

Median price \$668,000 Property Type UNIT Suburb Bayswater, Vic 3153

Period - From 1/10/2023 to 30/09/2024 Source PRICEFINDER

#### 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 1/4 Myrtle Street, Bayswater, Vic 3153	\$622,000	22/09/2024
2 3/10 Orchard Rd, Bayswater, Vic 3153	\$620,000	13/08/2024
3 4/1A Orchard Rd, Bayswater, Vic 3153	\$646,600	12/07/2024

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.

This Statement of Information was prepared on: