
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 2/16 Lance Road, Bayswater, 3153

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$560,000 & \$610,000

Median sale price

Median price \$580,000

Unit X

Suburb Bayswater

Period - From 01/07/2017 to 30/09/2017

Source REIV propertydata.com.au

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
3/6 Tulip Crescent, Boronia	\$610,000	11/07/017
2/196 Boronia Road, Boronia	\$574,950	24/07/2017
3/15 Railway Parade, Bayswater	\$555,000	21/11/2017

Property data source: REIV propertydata.com.au. Generated on 12th December, 2017.