

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

1/10 Lance Road Bayswater VIC 3153

Indicative selling price

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

Single Price

or range
between

\$590,000

&

\$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Bayswater

Period-from

01 Mar 2020

to

28 Feb 2021

Source

Corelogic

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 6 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

1/5 Coorie Avenue Bayswater VIC 3153	\$630,000	09-Jan-21
2/41 Sinclair Road Bayswater VIC 3153	\$639,000	07-Nov-20
2/1-3 Elmhurst Road Bayswater North VIC 3153	\$591,000	17-Nov-20

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 6 months.~~

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Janssen Heung
P 03 9978 7872
M 0411 659 290
E janssen.xiang@fnkew.com.au



1/5 Coorie Avenue Bayswater VIC 3153

Sold Price **\$630,000** Sold Date **09-Jan-21**

 3  1  1

Distance **0.56km**



2/41 Sinclair Road Bayswater VIC 3153

Sold Price **\$639,000** Sold Date **07-Nov-20**

 3  1  1

Distance **0.77km**



2/1-3 Elmhurst Road Bayswater North VIC 3153

Sold Price **\$591,000** Sold Date **17-Nov-20**

 3  1  1

Distance **1.96km**

RS = Recent sale UN = Undisclosed Sale

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