

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

2/83 Orange Grove, Bayswater Vic 3153

Indicative selling price

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

Range between \$595,000

&

\$645,000

Median sale price

Median price \$850,000

Property Type House

Suburb Bayswater

Period - From 01/01/2023

to

31/03/2023

Source REIV

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	44a Elm St BAYSWATER 3153	\$661,000	25/05/2023
2	1b Browning Rd BORONIA 3155	\$640,000	28/03/2023
3	1/27 Westham Cr BAYSWATER 3153	\$639,000	29/06/2023

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:

12/07/2023 14:00



Rooms: 5
Property Type: Flat
Land Size: 386.944 sqm approx
Agent Comments

Indicative Selling Price
 \$595,000 - \$645,000
Median House Price
 March quarter 2023: \$850,000

Comparable Properties



44a Elm St BAYSWATER 3153 (REI)

Agent Comments



Price: \$661,000
Method: Private Sale
Date: 25/05/2023
Property Type: Unit
Land Size: 367 sqm approx



1b Browning Rd BORONIA 3155 (VG)

Agent Comments



Price: \$640,000
Method: Sale
Date: 28/03/2023
Property Type: House (Res)
Land Size: 394 sqm approx



1/27 Westham Cr BAYSWATER 3153 (REI)

Agent Comments



Price: \$639,000
Method: Private Sale
Date: 29/06/2023
Property Type: Unit
Land Size: 441 sqm approx