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	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$595,000		&		\$645,000			
Median sale p	rice							
Median price	\$850,000	Pro	operty Type	Hou	se		Suburb	Bayswater
Period - From	01/01/2023	to	31/03/2023		So	urce	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.

Add	dress 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



2/83 Orange Grove, Bayswater Vic 3153

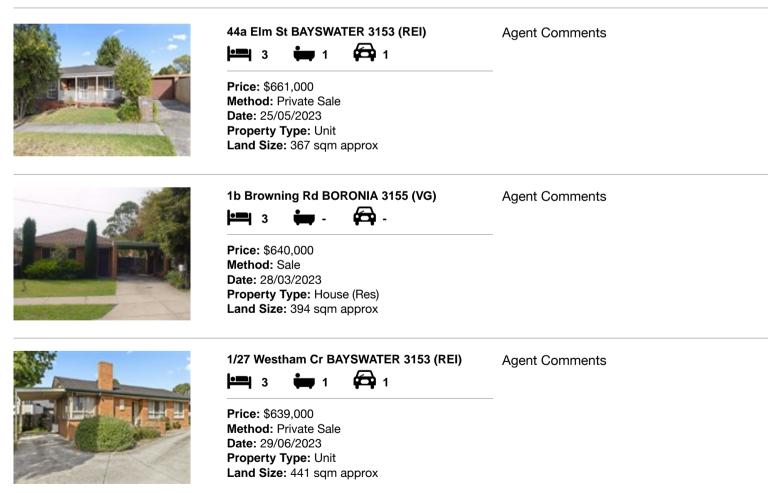






Rooms: 5 Property Type: Flat Land Size: 386.944 sqm approx Agent Comments Indicative Selling Price \$595,000 - \$645,000 Median House Price March quarter 2023: \$850,000

Comparable Properties



Account - Barry Plant | P: 03 9735 3300



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