

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 2/6 Railway Parade, Bayswater Vic 3153

Indicative selling price

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

Range between \$480,000 & \$520,000

Median sale price

Median price \$640,000 Property type Unit Suburb Bayswater

Period - From 01/01/2023 to 31/03/2023 Source REIV

Comparable property sales

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
2/29-33 Elmhurst Road, Bayswater Vic 3153	\$498,000	16/12/2022
3/37-41 Glen Park Road, Bayswater North Vic 3153	\$510,000	22/12/2022
1/285 Canterbury Road, Bayswater North Vic 3153	\$511,100	07/02/2023

This Statement of Information was prepared on: 03/05/2023