

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	1/1 June Court Bayswater, 3153
---	--------------------------------

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between	\$710,000 & \$770,000
---------------	-----------------------

### Median sale price

Median price	\$841,250	Property Type	NOT PROVIDED	Suburb	BAYSWATER
Period - From	30-Jun-2023	to	31-May-2024	Source	realestate.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
1	3/1 Birch Street, Bayswater, Vic 3153	\$741,000	19-Jan-2024
2	10A Violen Street, Bayswater, Vic 3153	\$790,000	23-Apr-2024
3	3/42 Birch Street, Bayswater, Vic 3153	\$905,000	13-Apr-2024

This statement of information was prepared on 11-Jun-2024 at 11:21:18 AM EST