

# 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 203/18 Myrtle Street, Bayswater Vic 3153

### Indicative selling price

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

Range between \$440,000 & \$480,000

### Median sale price

Median price \$515,000 Property type Unit Suburb Bayswater

Period - From 01/10/2022 to 31/12/2022 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
106/18 Myrtle Street, Bayswater Vic 3153	\$437,500	30/12/2022
106/3 Birch Street, Bayswater Vic 3153	\$480,000	22/12/2022
104/37 King Street, Bayswater Vic 3153	\$475,000	05/12/2022

This Statement of Information was prepared on: 18/01/2023