

# 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 19 Kingsford 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)

Price Range

\$790,000

&

\$860,000

### Median sale price

Median price

\$847,500

Property Type

House

Suburb

Bayswater (3153)

Period - From

01/04/2024

to

30/06/2024

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
19 BONA VISTA ROAD, BAYSWATER VIC 3153	\$835,000	23/08/2024
49 VICTORIA ROAD, BAYSWATER VIC 3153	\$835,000	10/08/2024
29 SUSAN STREET, BAYSWATER VIC 3153	\$826,000	27/08/2024

This Statement of Information was prepared on: 10/10/2024