

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

**5 Longstaff Road, Bayswater Vic 3153**

**Indicative selling price**

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

Single Price

**\$780,000**

&

**\$820,000**

**Median sale price**

Median price

**\$850,000**

Property type

**House**

Suburb

**Bayswater**

Period - From

**01/01/2023**

to

**31/03/2023**

Source

**REIV**

**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) 8 Strathmiglo Ct, Bayswater North 3153	\$865,000	11/05/2023
2) 105 Allambanan Dv, Bayswater North 3153	\$810,000	02/04/2023
3) 7 Ivon St, Bayswater North 3153	\$762,000	07/06/2023

This Statement of Information was prepared on: **10/07/2023**