

# 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

4/14 Sinclair 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

\$650,000

### Median sale price

Median price

\$650,000

Property Type

Unit

Suburb

Bayswater

Period - From

01/10/2019

to

31/12/2019

Source

REIV

### Comparable property sales (\*Delete A or B below as applicable)

**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
1	1/17 Bungalook Rd.E BAYSWATER NORTH 3153	\$680,000	05/10/2019
2	3/10 Lance Rd BAYSWATER 3153	\$650,000	04/11/2019
3	2/22 Maida Av BAYSWATER 3153	\$615,000	05/10/2019

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

25/02/2020 13:54



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$650,000

**Median Unit Price**  
December quarter 2019: \$650,000

## Comparable Properties

**1/17 Bungalook Rd.E BAYSWATER NORTH  
3153 (REI)**

Agent Comments



**Price:** \$680,000  
**Method:** Auction Sale  
**Date:** 05/10/2019  
**Property Type:** Unit

**3/10 Lance Rd BAYSWATER 3153 (VG)**

Agent Comments



**Price:** \$650,000  
**Method:** Sale  
**Date:** 04/11/2019  
**Property Type:** Flat/Unit/Apartment (Res)



**2/22 Maida Av BAYSWATER 3153 (REI/VG)**

Agent Comments



**Price:** \$615,000  
**Method:** Auction Sale  
**Date:** 05/10/2019  
**Rooms:** 4  
**Property Type:** Unit  
**Land Size:** 293 sqm approx