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

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Single price \$650,000

Median sale price

Median price	\$650,000	Pro	perty Type Unit	:	S	Suburb	Bayswater
Period - From	01/10/2019	to	31/12/2019	Sou	ırce R	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.

Ade	dress 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



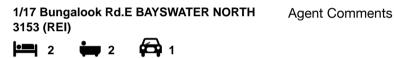
woodards





Property Type: Agent Comments Indicative Selling Price \$650,000 Median Unit Price December quarter 2019: \$650,000

Comparable Properties



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

3/10 Lance Rd BAYSWATER 3153 (VG)

Agent Comments



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

Account - Woodards | P: 03 9894 1000 | F: 03 9894 8111



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.