

## 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

2/7 Tracey Street Bayswater VIC 3153

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$560,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$747,000

Property type

House

Suburb

Bayswater

Period-from

01 May 2020

to

30 Apr 2021

Source

Corelogic

### 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 6 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

6/92 Devenish Road Boronia VIC 3155	\$561,000	27-Feb-21
7/22 Church Street Bayswater VIC 3153	\$575,500	10-Apr-21
3/630 Mountain Highway Bayswater VIC 3153	\$600,000	15-Mar-21

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 6 months.~~

This Statement of Information was prepared on: 10 May 2021



**6/92 Devenish Road Boronia VIC 3155**

Sold Price

**\$561,000**

Sold Date

**27-Feb-21**



2



1



1

Distance

**1.87km**



**7/22 Church Street Bayswater VIC 3153**

Sold Price

<sup>RS</sup>

**\$575,500**

Sold Date

**10-Apr-21**



2



1



1

Distance

**1.89km**



**3/630 Mountain Highway Bayswater VIC 3153**

Sold Price

**\$600,000**

Sold Date

**15-Mar-21**



2



1



1

Distance

**1.22km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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