

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**1/17 Victoria Road,  
BAYSWATER 3153**

### Indicative selling price

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

**Range \$550,000 - \$605,000**

### Median sale price

Median **House** for **BAYSWATER** for period **Jul 2017 - Jun 2018**

Sourced from **Pricefinder**.

**\$808,000**

### 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 the most comparable to the property for sale.

**1/8 Lemon Grove,**  
Bayswater 3153

**Price \$607,500** Sold 05 May  
2018

**1/2 Elm Street,**  
Bayswater 3153

**Price \$640,000** Sold 03 June  
2018

**15A Victoria Road ,**  
Bayswater 3153

**Price \$655,000** Sold 19  
September 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House

3 beds

1 baths

2 parking

### Surreal Property Group

2/732 Mountain Highway,  
Bayswater VIC 3153

### Contact agents



**Don Mitrevski**

03 9729 5288  
0407 687 652  
[don@surrealpg.com.au](mailto:don@surrealpg.com.au)



**Keith Hamill**

03 9729 5288  
0419 200 638  
[keith@surrealpg.com.au](mailto:keith@surrealpg.com.au)

