

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

1/8 Sinclair Road, Bayswater Vic 3153

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$420,000 & \$460,000

Median sale price

Median price \$690,000 Property Type Unit Suburb Bayswater

Period - From 01/04/2024 to 30/06/2024 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.

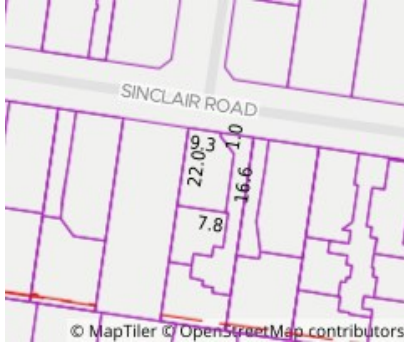
	Address of comparable property	Price	Date of sale
1	1B/7 Cullis Pde BAYSWATER 3153	\$463,000	07/08/2024
2	4/36 Elmhurst Rd BAYSWATER NORTH 3153	\$455,000	31/07/2024
3	14 Janville St BORONIA 3155	\$500,000	17/03/2024

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:

29/08/2024 12:54



Property Type:
Agent Comments

Indicative Selling Price
\$420,000 - \$460,000
Median Unit Price
June quarter 2024: \$690,000

Comparable Properties



1B/7 Cullis Pde BAYSWATER 3153 (REI)

Agent Comments



Price: \$463,000
Method: Private Sale
Date: 07/08/2024
Property Type: Unit
Land Size: 138 sqm approx



4/36 Elmhurst Rd BAYSWATER NORTH 3153 (REI)

Agent Comments



Price: \$455,000
Method: Private Sale
Date: 31/07/2024
Property Type: Unit
Land Size: 122 sqm approx



14 Janville St BORONIA 3155 (REI/VG)

Agent Comments



Price: \$500,000
Method: Private Sale
Date: 17/03/2024
Rooms: 2
Property Type: Unit
Land Size: 296 sqm approx

Account - Barry Plant | P: 03 9803 0400