

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

1/10 Sinclair Road Bayswater VIC 3153

Indicative selling price

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

Single Price

or range
between

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Bayswater

Period-from

01 Oct 2020

to

30 Sep 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

2/12 Warriem Court Bayswater VIC 3153	\$825,500	05-Oct-21
1/3 Westham Crescent Bayswater VIC 3153	\$753,000	09-Oct-21
1/24 Pine Crescent Boronia VIC 3155	\$700,000	29-Jun-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: 18 October 2021



2/12 Warri Court Bayswater VIC 3153

Sold Price

^{RS}

\$825,500

Sold Date

05-Oct-21

 2

 1

 2

Distance

0.35km



1/3 Westham Crescent Bayswater VIC 3153

Sold Price

^{RS}

\$753,000

Sold Date

09-Oct-21

 2

 1

 1

Distance

1.66km



1/24 Pine Crescent Boronia VIC 3155

Sold Price

^{RS}

\$700,000

Sold Date

29-Jun-21

 2

 1

 1

Distance

1.85km

RS = Recent sale

UN = Undisclosed Sale

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