

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**3/20 Lance 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 \$630,000 - \$690,000**

### Median sale price

Median **House** for **BAYSWATER** for period **Jan 2019 - Jun 2019**

Sourced from **Pricefinder**.

**\$630,000**

### 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.

**1/20 Lance Road,**  
Bayswater 3153

**Price \$685,000** Sold 20  
August 2019

**2/20 Lance Road,**  
Bayswater 3153

**Price \$715,000** Sold 23  
August 2019

**4/9 Ash Grove,**  
Bayswater 3153

**Price \$720,000** Sold 29 June  
2019

### 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

2 baths

2 parking

### Ray White Bayswater

First Floor, 41-51 Scoresby Road,  
Bayswater VIC 3153

### Contact agents



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