

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

2/43 Orange Grove, Bayswater Vic 3153

Indicative selling price

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

Range between \$650,000 & \$695,000

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	3/8 Joyce St BORONIA 3155	\$690,000	23/04/2024
2	3/8 Roy Ct BORONIA 3155	\$675,000	27/02/2024
3			

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:

20/08/2024 13:52



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Rooms: 3
Property Type: Unit
Land Size: 306 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$650,000 - \$695,000
Median Unit Price
June quarter 2024: \$690,000

Comparable Properties



3/8 Joyce St BORONIA 3155 (REI/VG)

[Agent Comments](#)

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Price: \$690,000
Method: Private Sale
Date: 23/04/2024
Property Type: Unit
Land Size: 279 sqm approx



3/8 Roy Ct BORONIA 3155 (REI/VG)

[Agent Comments](#)

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Price: \$675,000
Method: Private Sale
Date: 27/02/2024
Property Type: Unit

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.

Account - Woodards | P: 0390563899