
STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

38B Victoria Road, Bayswater, VIC, 3153

Indicative selling price

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

Range between

\$550,000	&	\$590,000
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Median sale price

Median price

\$544,750	*Unit	X	Suburb	Bayswater
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Period - From

01/06/2017	to	31/05/2018	Source	REIV
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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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
3/15 Railway Parade, Bayswater, VIC, 3153	\$555,000	21/11/2017
2/2 Orange Grove, Bayswater, VIC, 3153	\$560,000	27/02/2018
2/2 Armstrong Road, Bayswater, VIC, 3153	\$580,000	16/08/2017

Property data source: REIV. Generated on 21st June, 2018.