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## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

38B Victoria Road, Bayswater, VIC, 3153
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$550,000
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 & 

\$590,000
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### Median sale price

Median price

\$544,750
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\*Unit

X
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Suburb

Bayswater
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Period - From

01/06/2017
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 to 

31/05/2018
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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 21<sup>st</sup> June, 2018.