

# **STATEMENT OF INFORMATION**

15A ORCHARD ROAD, BAYSWATER, VIC 3153 PREPARED BY GEOFF BOYLE, I-TRAK REAL ESTATE PTY LTD



### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



## 15A ORCHARD ROAD, BAYSWATER, VIC 🖾 3 🕒 1 😓 1

Indicative Selling Price

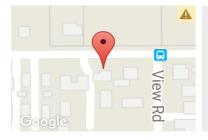
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$530,000 to \$580,000

Provided by: Geoff Boyle, i-TRAK Real Estate Pty Ltd

# **MEDIAN SALE PRICE**



# **BAYSWATER, VIC, 3153**

Suburb Median Sale Price (House)



01 April 2017 to 31 March 2018

Provided by: pricefinder

# **COMPARABLE PROPERTIES**

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 report has been compiled on 07/06/2018 by i-TRAK Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

# 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 15A ORCHARD ROAD, BAYSWATER, VIC 3153

### Indicative selling price

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

Price Range:

\$530,000 to \$580,000

### Median sale price

Median price	\$814,000	House	Х	Unit	Suburb	BAYSWATER	
Period	01 April 2017 to 31 March 2018			Source	р	pricefinder	

### **Comparable property sales**

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.