

# 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

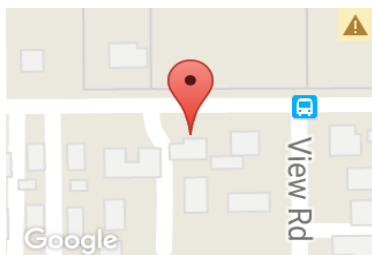
### Indicative Selling Price

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

**\$814,000**

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.

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](http://consumer.vic.gov.au/underquoting)

Price Range:

\$530,000 to \$580,000

Median sale price

Median price

\$814,000

House

X

Unit

Suburb

BAYSWATER

Period

01 April 2017 to 31 March 2018

Source



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.