

## 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 2/1 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)

Range between \$500,000 & \$550,000

#### Median sale price

Median price \$485,000 House Unit X Suburb Bayswater

Period - From 01/04/2017 to 30/06/2017 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	10/249 Bayswater Rd BAYSWATER NORTH 3153	\$547,000	28/06/2017
2	1/20 Church St BAYSWATER 3153	\$520,000	17/06/2017
3	1/20 Kumala Rd BAYSWATER 3153	\$520,000	08/07/2017

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.

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**Rooms:**  
**Property Type:** Unit  
**Land Size:** 200 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$500,000 - \$550,000  
**Median Unit Price**  
June quarter 2017: \$485,000

## Comparable Properties



10/249 Bayswater Rd BAYSWATER NORTH  
3153 (REI)

Agent Comments

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**Price:** \$547,000  
**Method:** Private Sale  
**Date:** 28/06/2017  
**Rooms:** 4  
**Property Type:** Unit  
**Land Size:** 192 sqm approx



1/20 Church St BAYSWATER 3153 (REI)

Agent Comments

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**Price:** \$520,000  
**Method:** Auction Sale  
**Date:** 17/06/2017  
**Rooms:** -  
**Property Type:** Unit



1/20 Kumala Rd BAYSWATER 3153 (REI)

Agent Comments

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**Price:** \$520,000  
**Method:** Auction Sale  
**Date:** 08/07/2017  
**Rooms:** 3  
**Property Type:** Unit  
**Land Size:** 158 sqm approx