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STATEMENT OF INFORMATION

Multiple residential properties located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address 26 VICTORIA ROAD BAYSWATER VIC 3153
Including suburb or locality
and postcode _____

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price	Lower price	Higher price
Unit 1 - 3BR, 3Bath, 3Toilet, 2Car	Or range between	\$950,000	& \$1.050,000
Unit 2 - 3BR, 2Bath, 3Toilet, 2Car	Or range between	\$880,000	& \$968,000
3BR Median Price \$885,000 2023 - 2024	Or range between		&
4BR Median Price \$1,020,000 2023 - 2024	Or range between	\$*	& \$
	Or range between	\$*	& \$

Additional entries may be included or attached as required.

Unit median sale price

Median price \$885,000 to 1,020,000Houses Suburb or Locality BAYSWATER

Period - From FEB 2023 To JAN 2024 Source REA & Domain

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last 18 months, and located within five kilometres of the unit for sale.

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
Brand New Units 3BR x 2Bath x 2Car	1 U1 / 18 Maple Street Bayswater Vic 3153	\$1,085,000	Feb 2024
	2 U2 / 1 Maple Street Bayswater Vic 3153	\$950,000	Dec 2023
	3 U3 / 1 Maple Street Bayswater Vic 3153	\$1,050,000	Nov 2023

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within five kilometres of the unit for sale in the last 18 months.~~

This Statement of Information was prepared on:

12 / 02 / 2024