## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

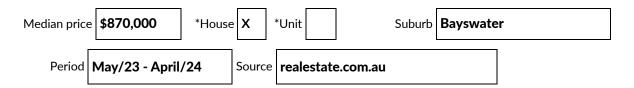
# Property offered for sale Address Including suburb and postcode 15 Marlborough Road, Bayswater 3153

#### Indicative selling price

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

Single price \$	or range between	\$790,000	&	\$850,000	
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### Median sale price



#### **Comparable property sales**

**A**<sup>\*</sup> 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
12 Marlborough Road, Bayswater	\$791,000	10/Feb/24
4 Anaba Street, Bayswater	\$785,000	28/Apr/24
38 Orchard Road, Bayswater	\$790,000	24/Jan/24

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.

