

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

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

Median sale price

Median price

\$870,000

*House

*Unit

Suburb

Bayswater

Period

May/23 - April/24

Source

realestate.com.au

Comparable property sales

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
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.