

## 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

5/15 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$520,000

&

\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$639,000

Property type

Unit

Suburb

Bayswater

Period-from

01 Oct 2022

to

30 Sep 2023

Source

Corelogic

### 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 6 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

3/15 ORCHARD ROAD BAYSWATER VIC 3153	\$590,000	06-Dec-22
7/40-46 ELMHURST ROAD BAYSWATER NORTH VIC 3153	\$550,000	15-Jan-23
2/10 MYRTLE STREET BAYSWATER VIC 3153	\$560,000	27-Mar-23

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 6 months.~~

This Statement of Information was prepared on: 16 October 2023

**3/15 ORCHARD ROAD  
BAYSWATER VIC 3153**

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Sold Price **\$590,000** Sold Date **06-Dec-22**Distance **0.03km****7/40-46 ELMHURST ROAD  
BAYSWATER NORTH VIC 3153**

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Sold Price **\$550,000** Sold Date **15-Jan-23**Distance **0.57km****2/10 MYRTLE STREET BAYSWATER  
VIC 3153**

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Sold Price **\$560,000** Sold Date **27-Mar-23**Distance **0.51km**

RS = Recent sale

UN = Undisclosed Sale

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