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	53C Sydney Road, Bayswater Vic 3153
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$710,000 & \$781,000	Range between	\$710,000	&	\$781,000
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Median sale price

Median price	\$664,000	Pro	perty Type	Townhouse		Suburb	Bayswater
Period - From	10/07/2023	to	09/07/2024		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

Add	dress of comparable property	Price	Date of sale
1	1/16 Orchard Rd BAYSWATER 3153	\$785,000	06/05/2024
2	1/95-97 Coleman Rd BORONIA 3155	\$750,000	25/06/2024
3	2/10 Essex Ct BAYSWATER 3153	\$731,000	05/06/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	10/07/2024 12:42



McGrath

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Indicative Selling Price \$710,000 - \$781,000 **Median Townhouse Price** 10/07/2023 - 09/07/2024: \$664,000





Property Type: Townhouse Land Size: 318 sqm approx **Agent Comments**

Comparable Properties



1/16 Orchard Rd BAYSWATER 3153 (REI)





Price: \$785,000 Method: Private Sale Date: 06/05/2024

Property Type: Townhouse (Res) Land Size: 198 sqm approx

Agent Comments



1/95-97 Coleman Rd BORONIA 3155 (REI)







Price: \$750,000 Method: Private Sale Date: 25/06/2024 Property Type: House Agent Comments



2/10 Essex Ct BAYSWATER 3153 (REI)





Price: \$731.000 Method: Private Sale Date: 05/06/2024 Property Type: Unit

Agent Comments

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613

propertydata

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