

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

53C Sydney Road, Bayswater Vic 3153

Indicative selling price

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

Range between \$710,000 & \$781,000

Median sale price

Median price \$664,000 Property 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	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 comparable properties 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



3 2 2

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

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

Comparable Properties



1/16 Orchard Rd BAYSWATER 3153 (REI)

Agent Comments

3 2 2

Price: \$785,000
Method: Private Sale
Date: 06/05/2024
Property Type: Townhouse (Res)
Land Size: 198 sqm approx



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

Agent Comments

3 1 2

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



2/10 Essex Ct BAYSWATER 3153 (REI)

Agent Comments

2 1 1

Price: \$731,000
Method: Private Sale
Date: 05/06/2024
Property Type: Unit