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	6 Lincoln Avenue, Bayswater Vic 3153

Indicative selling price

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

Range between $780,000 & $850,000

Median sale price

Median price $880,000 Property Type House Suburb Bayswater

Period - From 01/01/2023 to 31/12/2023 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	61 Bona Vista Rd BAYSWATER 3153	$890,000	16/12/2023
2	13 Ernest St BAYSWATER 3153	$862,000	16/12/2023
3	21 Sasses Av BAYSWATER 3153	$782,000	30/01/2024

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: 19/02/2024 11:43

6 Lincoln Avenue, Bayswater Vic 3153

Lachlan Walker
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3 1 2

Property Type: House
Land Size: 756 sqm approx

Agent Comments

Indicative Selling Price
$780,000 - $850,000
Median House Price
Year ending December 2023: $880,000

Comparable Properties



61 Bona Vista Rd BAYSWATER 3153 (REI/VG)

3 1 2

Price: $890,000
Method: Auction Sale
Date: 16/12/2023
Property Type: House (Res)
Land Size: 794 sqm approx

Agent Comments



13 Ernest St BAYSWATER 3153 (REI)

3 1 1

Price: $862,000
Method: Auction Sale
Date: 16/12/2023
Property Type: House (Res)
Land Size: 720 sqm approx

Agent Comments



21 Sasses Av BAYSWATER 3153 (REI)

3 1 1

Price: $782,000
Method: Auction Sale
Date: 30/01/2024
Property Type: House (Res)
Land Size: 731 sqm approx

Agent Comments

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