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	1/46 Orchard Road Bayswater VIC 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	$765,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$610,000	Property type	Unit	Suburb	Bayswater
Period-from	01 Jul 2020	to	30 Jun 2021	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
1/22 Elm Street Bayswater VIC 3153	$736,000	11-Jun-21
2/6 Maple Street Bayswater VIC 3153	$800,000	19-Feb-21
2/17 Elmhurst Road Bayswater North VIC 3153	$745,000	30-May-21

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: 07 July 2021

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1/22 Elm Street Bayswater VIC 3153 Sold Price RS **$736,000** Sold Date **11-Jun-21**

3 2 2 Distance **0.68km**



2/6 Maple Street Bayswater VIC 3153 Sold Price **$800,000** Sold Date **19-Feb-21**

3 2 2 Distance **0.77km**



2/17 Elmhurst Road Bayswater North VIC 3153 Sold Price RS **$745,000** Sold Date **30-May-21**

3 2 2 Distance **1.07km**

RS = Recent sale **UN** = Undisclosed Sale

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