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	3/8 Sinclair 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)

Range between $*580,000 & $610,000

Median sale price

Median price $675,000 Property type *Unit* Suburb Bayswater

Period - From 27/8/2022 to 26/8/2022 Source realestate.com.au

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 – 3/15 Orchard Road, Bayswater	$590,000	6/12/2022
2 – 3/11 View Road, Bayswater	$633,800	27/1/2023
3 – 1/21 Kumala Road, Bayswater	$650,000	13/9/2022

This Statement of Information was prepared on: 7/3/2023