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	50 Orchard 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 \$780,000 & \$858,000	Range between	\$780,000	&	\$858,000
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Median sale price

Median price	\$880,000	Pro	perty Type	House		Suburb	Bayswater
Period - From	01/04/2023	to	31/03/2024		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	22 Margaret Av BAYSWATER 3153	\$951,800	12/04/2024
2	3/42 Birch St BAYSWATER 3153	\$905,000	13/04/2024
3	10 Cadle Ct BAYSWATER 3153	\$801,000	13/04/2024

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:	30/04/2024 11:50











Property Type: House **Agent Comments**

Indicative Selling Price \$780,000 - \$858,000 **Median House Price** Year ending March 2024: \$880,000

Comparable Properties



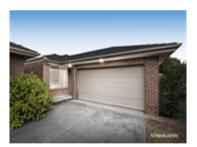
22 Margaret Av BAYSWATER 3153 (REI)

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Price: \$951,800 Method: Private Sale Date: 12/04/2024 Property Type: House Land Size: 972 sqm approx **Agent Comments**



3/42 Birch St BAYSWATER 3153 (REI)







Price: \$905,000 Method: Auction Sale Date: 13/04/2024

Property Type: House (Res) Land Size: 395 sqm approx Agent Comments



10 Cadle Ct BAYSWATER 3153 (REI)

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Price: \$801.000 Method: Auction Sale Date: 13/04/2024

Property Type: House (Res) Land Size: 840 sqm approx

Agent Comments

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