

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 50 Orchard Road, Bayswater Vic 3153

Indicative selling price

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

Range between \$780,000 & \$858,000

Median sale price

Median price \$880,000 Property 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	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 comparable properties 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



 3  1  2

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)

Agent Comments

 3  1  1

Price: \$951,800

Method: Private Sale

Date: 12/04/2024

Property Type: House

Land Size: 972 sqm approx



3/42 Birch St BAYSWATER 3153 (REI)

Agent Comments

 3  2  2

Price: \$905,000

Method: Auction Sale

Date: 13/04/2024

Property Type: House (Res)

Land Size: 395 sqm approx



10 Cadle Ct BAYSWATER 3153 (REI)

Agent Comments

 3  1  3

Price: \$801,000

Method: Auction Sale

Date: 13/04/2024

Property Type: House (Res)

Land Size: 840 sqm approx