

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 1B Sinclair Road, BAYSWATER 3153

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$600,000 - \$660,000**

### Median sale price

Median **Unit** for **BAYSWATER** for period **Apr 2017 - Mar 2018**

Sourced from **Pricefinder**.

**\$520,000**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**2/16 Lance Road,**  
Bayswater 3153

Price **\$630,000** Sold 31  
December 2017

**9 Percival Street,**  
Bayswater 3153

Price **\$660,000** Sold 13  
September 2017

**15 Victoria Road,**  
Bayswater 3153

Price **\$655,000** Sold 19  
October 2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

Unit



3 beds



2 baths



1 parking

### Ray White Ringwood

Level 2, suite 1, 27 Ringwood Street,  
Ringwood VIC 3134

### Contact agents



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**RayWhite**