



### Statement of Information

Sections 47AF of the Estate Agents Act 1980

**26 Lance 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 \$760,000 - \$830,000**

#### Median sale price

Median **House** for **BAYSWATER** for period **Jan 2018 - Mar 2018**

Sourced from **Pricefinder**.

**\$719,750**

#### 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.

**10 Figtree Grove,**  
BAYSWATER 3153

Price **\$790,000** Sold 29  
March 2018

**2 Lilac Street,**  
BAYSWATER 3153

Price **\$808,000** Sold 06  
April 2018

**17 Leonard Street,**  
BAYSWATER 3153

Price **\$820,000** Sold 02  
March 2018

#### 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.

#### Ray White Bayswater

First Floor, 41-51 Scoresby Road,  
Bayswater VIC 3153

#### Contact agents



**Peter Munt**  
Ray White

0433 400 230  
[peter.munt@raywhite.com](mailto:peter.munt@raywhite.com)

