

# 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 13 Oxford Rise, Bayswater, VIC, 3153

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Range between \$950,000 & \$1,045,000

### Median sale price

Median price \$756,000 Property type House Suburb Bayswater

Period - From 12/3/2020 to 11/3/2021 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 – 26 Keeler Avenue, Bayswater | \$1,005,000 | 10/3/2021    |
| 2 – 26 Tamar Street, Bayswater  | \$1,001,000 | 20/2/2021    |
| 3 – 28 Kumala Road, Bayswater   | \$996,000   | 3/3/2021     |

This Statement of Information was prepared on: 1/4/2021