

## 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

14 Sinclair Road, Bayswater Vic 3153

##### Indicative selling price

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

Range between  &

##### Median sale price

Median price  House  X Unit  Suburb

Period - From  to  Source

##### 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		
2		
3		

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.



4 2 2

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 2044 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,500,000 - \$1,650,000

**Median House Price**

December quarter 2018: \$772,000

## Comparable Properties

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.