## 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

3/38 Sinclair Road, Bayswater Vic 3153

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ting		
Range betwee	\$710,000		&		\$770,000			
Median sale p	rice							
Median price	\$682,000	Pro	operty Type	Unit			Suburb	Bayswater
Period - From	01/07/2024	to	30/06/2025		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	1/2a Elm St BAYSWATER 3153	\$715,000	28/06/2025
2	27 Rose Av BORONIA 3155	\$756,000	21/06/2025
3	3/15 Iris Cr BORONIA 3155	\$740,000	24/04/2025

OR

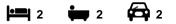
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

16/07/2025 09:25







Property Type: Flat/Unit/Apartment (Res) Land Size: 237 sqm approx Agent Comments Indicative Selling Price \$710,000 - \$770,000 Median Unit Price Year ending June 2025: \$682,000

# **Comparable Properties**



1/2a Elm St BAYSWATER 3153 (REI)



Price: \$715,000 Method: Auction Sale Date: 28/06/2025 Property Type: Unit Land Size: 171 sqm approx



27 Rose Av BORONIA 3155 (REI) 2 2 2 2 2 Agent Comments

Agent Comments

Agent Comments

Price: \$756,000 Method: Auction Sale Date: 21/06/2025 Property Type: House (Res) Land Size: 382 sqm approx



3/15 Iris Cr BORONIA 3155 (REI/VG) 2 2 2 1

Price: \$740,000 Method: Sold Before Auction Date: 24/04/2025 Property Type: Unit

#### Account - Vogl & Walpole Estate Agents | P: 03 8580 6200



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