

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

1/346-354 BAYSWATER ROAD BAYSWATER NORTH VIC 3153

Indicative selling price

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

Single Price

or range
between

\$640,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Bayswater North

Period-from

01 Sep 2023

to

31 Aug 2024

Source

Corelogic

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 6 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

6/275 CANTERBURY ROAD BAYSWATER NORTH VIC 3153	\$668,088	06-Oct-23
10/6 ELMHURST ROAD BAYSWATER NORTH VIC 3153	\$675,000	15-Apr-23
4/361 BAYSWATER ROAD BAYSWATER NORTH VIC 3153	\$661,000	04-May-24

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 6 months.~~

This Statement of Information was prepared on: 02 September 2024



**6/275 CANTERBURY ROAD
 BAYSWATER NORTH VIC 3153**

 3  1  1

Sold Price **\$668,088** Sold Date **06-Oct-23**

Distance **0.33km**



**10/6 ELMHURST ROAD
 BAYSWATER NORTH VIC 3153**

 3  2  1

Sold Price **\$675,000** Sold Date **15-Apr-23**

Distance **0.16km**



**4/361 BAYSWATER ROAD
 BAYSWATER NORTH VIC 3153**

 3  1  1

Sold Price **\$661,000** Sold Date **04-May-24**

Distance **0.12km**

RS = Recent sale UN = Undisclosed Sale

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