

## 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

461 DORSET ROAD 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)

Single Price

or range  
between

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$666,500

Property type

Unit

Suburb

Bayswater

Period-from

01 Nov 2023

to

31 Oct 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

5/32-36 HAMILTON ROAD BAYSWATER NORTH VIC 3153	\$722,000	15-Jun-24
2/80 STEWART STREET BORONIA VIC 3155	\$760,000	27-Aug-24
1/988 MOUNTAIN HIGHWAY BORONIA VIC 3155	\$785,250	12-Jun-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: 14 November 2024

Renata Illingworth

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**5/32-36 HAMILTON ROAD  
BAYSWATER NORTH VIC 3153**

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Sold Price **\$722,000** Sold Date **15-Jun-24**Distance **0.84km****2/80 STEWART STREET BORONIA  
VIC 3155**

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Sold Price **\$760,000** Sold Date **27-Aug-24**Distance **1.92km****1/988 MOUNTAIN HIGHWAY  
BORONIA VIC 3155**

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Sold Price **\$785,250** Sold Date **12-Jun-24**Distance **0.42km**

RS = Recent sale

UN = Undisclosed Sale

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