

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

2/14 ASH GROVE BAYSWATER 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Bayswater

Period-from

01 Feb 2022

to

31 Jan 2023

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

1/13 DARWIN ROAD BORONIA VIC 3155	\$670,000	31-Jan-23
1/8 COORIE AVENUE BAYSWATER VIC 3153	\$700,000	26-Aug-22
1/305-307 CANTERBURY ROAD BAYSWATER NORTH VIC 3153	\$710,000	22-Nov-22

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: 06 February 2023



1/13 DARWIN ROAD BORONIA VIC 3155

Sold Price

^{RS} **\$670,000** ^{UN}

Sold Date

31-Jan-23

 3

 1

 1

Distance

1.82km



1/8 COORIE AVENUE BAYSWATER VIC 3153

Sold Price

\$700,000

Sold Date

26-Aug-22

 3

 1

 1

Distance

0.78km



1/305-307 CANTERBURY ROAD BAYSWATER NORTH VIC 3153

Sold Price

\$710,000

Sold Date

22-Nov-22

 3

 2

 2

Distance

1.6km

RS = Recent sale

UN = Undisclosed Sale

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