

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

5/21 ELMHURST 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

\$580,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$599,500

Property type

Unit

Suburb

Bayswater North

Period-from

01 Jun 2022

to

31 May 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

2/26-28 HAMILTON ROAD BAYSWATER NORTH VIC 3153	\$555,000	06-Apr-23
29/346-354 BAYSWATER ROAD BAYSWATER NORTH VIC 3153	\$555,000	18-Apr-23
3/15 ORCHARD ROAD BAYSWATER VIC 3153	\$590,000	06-Dec-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 June 2023



2/26-28 HAMILTON ROAD BAYSWATER NORTH VIC 3153

 2
  1
  1

Sold Price

^{RS}
\$555,000

Sold Date **06-Apr-23**

Distance **1.01km**


29/346-354 BAYSWATER ROAD BAYSWATER NORTH VIC 3153

 2
  1
  1

Sold Price

Sold Date **18-Apr-23**

Distance **0.1km**


3/15 ORCHARD ROAD BAYSWATER VIC 3153

 2
  1
  1

Sold Price

\$590,000

Sold Date **06-Dec-22**

Distance **0.8km**
RS = Recent sale

UN = Undisclosed Sale

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