

## 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

9/5 Alwyn Street 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

\$470,000

&

\$510,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Bayswater

Period-from

01 Jun 2020

to

31 May 2021

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

8/5 Alwyn Street Bayswater VIC 3153	\$510,000	13-Jan-21
2/5 Alwyn Street Bayswater VIC 3153	\$520,000	09-Jan-21
6 Aston Place Bayswater VIC 3153	\$510,000	03-Apr-21

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: 17 June 2021



**8/5 Alwyn Street Bayswater VIC 3153**

2 2 1

Sold Price

**\$510,000**

Sold Date

**13-Jan-21**

Distance

**0.01km**



**2/5 Alwyn Street Bayswater VIC 3153**

2 2 1

Sold Price

**\$520,000**

Sold Date

**09-Jan-21**

Distance

**0.02km**



**6 Aston Place Bayswater VIC 3153**

2 2 1

Sold Price

**\$510,000**

Sold Date

**03-Apr-21**

Distance

**0.1km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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