

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

7/39 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

or range
between

\$770,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Bayswater North

Period-from

01 Mar 2023

to

29 Feb 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

| | | |
|-------------------------------------------|--------|-----------|
| 2/5 NEAL STREET BAYSWATER VIC 3153 | 836000 | 09-Dec-23 |
| 1/639 MOUNTAIN HIGHWAY BAYSWATER VIC 3153 | 790000 | 29-Feb-24 |
| 2/17 DICKASONS ROAD HEATHMONT VIC 3135 | 837500 | 29-Nov-23 |

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: 20 March 2024


**2/5 NEAL STREET BAYSWATER
VIC 3153**

 3
  2
  2

Sold Price

836000 Sold Date **09-Dec-23**

Distance **0.79km**

**1/639 MOUNTAIN HIGHWAY
BAYSWATER VIC 3153**

 3
  2
  2

Sold Price

^{RS} **790000** ^{UN} Sold Date **29-Feb-24**

Distance **0.98km**

**2/17 DICKASONS ROAD
HEATHMONT VIC 3135**

 3
  1
  2

Sold Price

837500 Sold Date **29-Nov-23**

Distance **1.87km**
RS = Recent sale

UN = Undisclosed Sale

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