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

2/31 Bungalook Road East, Bayswater North Vic 3153

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$630,000		&		\$670,000				
Median sale price									
Median price	\$640,000	Pro	operty Type	Unit			Suburb	Bayswater North	
Period - From	01/10/2024	to	31/12/2024		So	ource	REIV		

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	1/7 View Rd BAYSWATER 3153	\$710,000	02/01/2025
2	3/1-3 Elmhurst Rd BAYSWATER NORTH 3153	\$660,000	17/12/2024
3	1/31 Bungalook Rd BAYSWATER NORTH 3153	\$630,000	17/10/2024

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 six months.

This Statement of Information was prepared on:

01/04/2025 09:47









Property Type: unit Land Size: 226 sqm approx Agent Comments Indicative Selling Price \$630,000 - \$670,000 Median Unit Price December quarter 2024: \$640,000

Comparable Properties

1/7 View Rd BAYSWATER 3153 (REI/VG) 3 1 2 Price: \$710,000 Method: Private Sale Date: 02/01/2025 Property Type: Unit Land Size: 294 sqm approx	Agent Comments
3/1-3 Elmhurst Rd BAYSWATER NORTH 3153 (REI) 3 1 2 1 Price: \$660,000 Method: Private Sale Date: 17/12/2024 Rooms: 5 Property Type: Unit	Agent Comments
1/31 Bungalook Rd BAYSWATER NORTH 3153 (REI/VG) 3 2 2 2 Price: \$630,000 Method: Private Sale Date: 17/10/2024 Property Type: Unit	Agent Comments

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