

## 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

1/26 Byrne Road Bayswater North 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

\$595,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$490,800

Property type

Unit

Suburb

Bayswater North

Period-from

01 Jul 2019

to

30 Jun 2020

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

6 Lowe Court Bayswater North VIC 3153	\$626,000	25-Jun-20
104 Eastfield Road Croydon South VIC 3136	\$630,000	27-Feb-20
72 Lusher Road Croydon VIC 3136	\$645,000	30-Jan-20

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: 28 July 2020



**6 Lowe Court Bayswater North VIC 3153**

Sold Price

<sup>RS</sup>

**\$626,000**

Sold Date

**25-Jun-20**

3

1

1

Distance

**0.26km**



**104 Eastfield Road Croydon South VIC 3136**

Sold Price

**\$630,000**

Sold Date

**27-Feb-20**

3

1

1

Distance

**1.28km**



**72 Lusher Road Croydon VIC 3136**

Sold Price

**\$645,000**

Sold Date

**30-Jan-20**

3

1

3

Distance

**1.89km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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