

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

25/26-32 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

\$530,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$644,250

Property type

Unit

Suburb

Bayswater North

Period-from

01 Jan 2021

to

31 Dec 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

2/635 Mountain Highway Bayswater VIC 3153	\$538,000	21-Aug-21
8/277 Canterbury Road Bayswater North VIC 3153	\$548,000	23-Sep-21
1/47 Elmhurst Road Bayswater North VIC 3153	\$551,000	04-Aug-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 January 2022



**2/635 Mountain Highway
Bayswater VIC 3153**

 2  1  1

Sold Price

\$538,000

Sold Date

21-Aug-21

Distance

0.86km



**8/277 Canterbury Road Bayswater
North VIC 3153**

 2  1  1

Sold Price

\$548,000

Sold Date

23-Sep-21

Distance

0.7km



**1/47 Elmhurst Road Bayswater
North VIC 3153**

 2  1  1

Sold Price

\$551,000

Sold Date

04-Aug-21

Distance

0.2km

RS = Recent sale

UN = Undisclosed Sale

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