

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

5/10 MYRTLE STREET BAYSWATER 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

\$660,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

Unit

Suburb

Bayswater

Period-from

01 Jun 2022

to

31 May 2023

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

2/47 ARMSTRONG ROAD BAYSWATER VIC 3153	740000	05-Jan-23
2/1 FARNHAM ROAD BAYSWATER VIC 3153	686000	11-Jan-23
14/639 MOUNTAIN HIGHWAY BAYSWATER VIC 3153	715000	25-Apr-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: 01 June 2023



2/47 ARMSTRONG ROAD BAYSWATER VIC 3153

3 1 2

Sold Price **740000** Sold Date **05-Jan-23**

Distance **0.97km**



2/1 FARNHAM ROAD BAYSWATER VIC 3153

3 1 1

Sold Price **686000** Sold Date **11-Jan-23**

Distance **0.77km**



14/639 MOUNTAIN HIGHWAY BAYSWATER VIC 3153

3 2 1

Sold Price **715000** Sold Date **25-Apr-23**

Distance **0.45km**

RS = Recent sale

UN = Undisclosed Sale

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