

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

4/13 VIEW ROAD 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Bayswater

Period-from

01 Jul 2021

to

30 Jun 2022

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

1/1 ORCHARD ROAD BAYSWATER VIC 3153	\$660,000	26-Mar-22
5/27 ELMHURST ROAD BAYSWATER NORTH VIC 3153	\$706,000	04-Mar-22
2/19 CHURCH STREET BAYSWATER VIC 3153	\$710,000	09-Jul-22

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: 14 July 2022



1/1 ORCHARD ROAD BAYSWATER VIC 3153

Sold Price

\$660,000

Sold Date

26-Mar-22



3



1



2

Distance

0.35km



5/27 ELMHURST ROAD BAYSWATER NORTH VIC 3153

Sold Price

\$706,000

Sold Date

04-Mar-22



3



1



1

Distance

0.84km



2/19 CHURCH STREET BAYSWATER VIC 3153

Sold Price

^{RS} **\$710,000**

Sold Date

09-Jul-22



3



2



2

Distance

0.26km

RS = Recent sale

UN = Undisclosed Sale

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