

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

7/1A PINE 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

\$790,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$861,500

Property type

House

Suburb

Bayswater

Period-from

01 Jun 2023

to

31 May 2024

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

4/2 FARNHAM ROAD BAYSWATER VIC 3153	\$860,000	24-Feb-24
1/2 KENNETH ROAD BAYSWATER VIC 3153	\$795,000	25-May-24
3/3 MAPLE STREET BAYSWATER VIC 3153	\$800,000	11-Apr-24

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: 03 June 2024

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4/2 FARNHAM ROAD BAYSWATER VIC 3153 Sold Price **\$860,000** Sold Date **24-Feb-24**

3 3 2

Distance **0.56km**



1/2 KENNETH ROAD BAYSWATER VIC 3153 Sold Price ^{RS} **\$795,000** Sold Date **25-May-24**

3 2 2

Distance **0.7km**



3/3 MAPLE STREET BAYSWATER VIC 3153 Sold Price **\$800,000** Sold Date **11-Apr-24**

3 2 2

Distance **0.42km**



2/7 WEEMALA COURT BAYSWATER VIC 3153 Sold Price ^{RS} **\$845,888** Sold Date **19-Apr-24**

3 2 2

Distance **1.95km**



2/10 GROGAN COURT BAYSWATER VIC 3153 Sold Price ^{RS} **\$800,000** ^{UN} Sold Date **15-Mar-24**

3 2 2

Distance **1.62km**



7/39 ELMHURST ROAD BAYSWATER NORTH VIC 3153 Sold Price **\$815,000** Sold Date **29-Mar-24**

3 2 2

Distance **1.11km**

RS = Recent sale UN = Undisclosed Sale

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1/639 MOUNTAIN HIGHWAY
BAYSWATER VIC 3153

3 2 2

Sold Price **\$790,000** Sold Date **29-Feb-24**

Distance **0.75km**

RS = Recent sale UN = Undisclosed Sale

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