

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

4/22 MAIDA AVENUE 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

\$690,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$646,000

Property type

Unit

Suburb

Bayswater

Period-from

01 Jul 2023

to

30 Jun 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

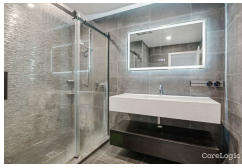
Date of sale

14/641 MOUNTAIN HIGHWAY BAYSWATER VIC 3153	\$690,000	17-Jun-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: 08 July 2024



**14/641 MOUNTAIN HIGHWAY
BAYSWATER VIC 3153**

 3  2  2

Sold Price

^{RS} **\$690,000**

Sold Date

17-Jun-24

Distance

0.54km

RS = Recent sale

UN = Undisclosed Sale

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