

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

6/14 HIGHMOOR 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

\$660,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$666,500

Property type

Unit

Suburb

Bayswater

Period-from

01 Nov 2023

to

31 Oct 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

5/641 MOUNTAIN HIGHWAY BAYSWATER VIC 3153	\$660,000	31-May-24
1/31 HIGH STREET BAYSWATER VIC 3153	\$682,000	19-Aug-24
1/14 HIGHMOOR AVENUE BAYSWATER VIC 3153	\$695,000	17-Oct-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: 07 November 2024

Renata Illingworth

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**5/641 MOUNTAIN HIGHWAY
BAYSWATER VIC 3153**

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Sold Price **\$660,000** Sold Date **31-May-24**Distance **0.42km****1/31 HIGH STREET BAYSWATER
VIC 3153**

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Sold Price ^{RS} **\$682,000** Sold Date **19-Aug-24**Distance **0.38km****1/14 HIGHMOOR AVENUE
BAYSWATER VIC 3153**

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Sold Price ^{RS} **\$695,000** ^{UN} Sold Date **17-Oct-24**Distance **-****RS** = Recent sale**UN** = Undisclosed Sale

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