

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

3/1-3 BERTRAM 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$636,550

Property type

Unit

Suburb

Bayswater

Period-from

01 May 2021

to

30 Apr 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

198A BORONIA ROAD BORONIA VIC 3155	\$627,000	02-Mar-22
13/11 THE HAVEN BAYSWATER VIC 3153	\$641,000	27-Dec-21
2/44 CENTRAL AVENUE BORONIA VIC 3155	\$667,000	30-Nov-21

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: 23 May 2022



198A BORONIA ROAD BORONIA VIC 3155

Sold Price

\$627,000

Sold Date

02-Mar-22
 2

 1

 2

Distance

1.51km


13/11 THE HAVEN BAYSWATER VIC 3153

Sold Price

\$641,000

Sold Date

27-Dec-21
 2

 1

 1

Distance

1.04km


2/44 CENTRAL AVENUE BORONIA VIC 3155

Sold Price

\$667,000

Sold Date

30-Nov-21
 2

 1

 1

Distance

1.11km
RS = Recent sale

UN = Undisclosed Sale

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