

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

1/9 View Road, Bayswater Vic 3153

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$530,000 & \$580,000

Median sale price

Median price \$591,250 Property Type Unit Suburb Bayswater

Period - From 01/04/2020 to 31/03/2021 Source REIV

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

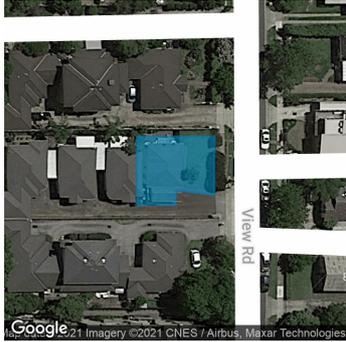
	Address of comparable property	Price	Date of sale
1	2/10 Alwyn St BAYSWATER 3153	\$600,000	22/04/2021
2	7/22 Church St BAYSWATER 3153	\$575,500	10/04/2021
3	1/26 Cullis Pde BAYSWATER 3153	\$538,000	10/02/2021

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 six months.~~

This Statement of Information was prepared on:

24/05/2021 13:53



Property Type: Unit

Land Size: 257 sqm approx

Agent Comments

Comparable Properties



2/10 Alwyn St BAYSWATER 3153 (REI)

Agent Comments



Price: \$600,000

Method: Private Sale

Date: 22/04/2021

Property Type: Unit



7/22 Church St BAYSWATER 3153 (REI/VG)

Agent Comments



Price: \$575,500

Method: Auction Sale

Date: 10/04/2021

Property Type: Unit

Land Size: 335 sqm approx

1/26 Cullis Pde BAYSWATER 3153 (VG)

Agent Comments



Price: \$538,000

Method: Sale

Date: 10/02/2021

Property Type: Flat/Unit/Apartment (Res)