

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

3/629 MOUNTAIN HIGHWAY 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

\$670,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Bayswater

Period-from

01 Sep 2021

to

31 Aug 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

3/11 CHURCH STREET BAYSWATER VIC 3153	\$716,000	26-May-22
3/9 MURENE COURT BORONIA VIC 3155	\$702,000	27-Jul-22
3/353 BORONIA ROAD BORONIA VIC 3155	\$720,000	20-Apr-22

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: 14 September 2022



3/11 CHURCH STREET BAYSWATER VIC 3153

Sold Price

\$716,000 Sold Date **26-May-22**

3 2 2

Distance **0.42km**



3/9 MURENE COURT BORONIA VIC 3155

Sold Price

^{RS} **\$702,000** Sold Date **27-Jul-22**

3 2 2

Distance **1.89km**



3/353 BORONIA ROAD BORONIA VIC 3155

Sold Price

\$720,000 Sold Date **20-Apr-22**

3 2 1

Distance **1.76km**

RS = Recent sale

UN = Undisclosed Sale

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