

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

24 Marlborough 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

\$690,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

House

Suburb

Bayswater

Period-from

01 Feb 2019

to

31 Jan 2020

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

13 Peck Street Bayswater VIC 3153	\$692,000	11-Sep-19
108 Stud Road Wantirna VIC 3152	\$720,000	20-Nov-19
106 Stud Road Wantirna VIC 3152	\$725,000	21-Nov-19

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: 24 February 2020



13 Peck Street Bayswater VIC 3153

Sold Price

\$692,000

Sold Date

11-Sep-19

 3

 1

 2

Distance

0.67km



108 Stud Road Wantirna VIC 3152

Sold Price

\$720,000

Sold Date

20-Nov-19

 3

 1

 2

Distance

1.74km



106 Stud Road Wantirna VIC 3152

Sold Price

\$725,000

Sold Date

21-Nov-19

 3

 2

 2

Distance

1.72km

RS = Recent sale

UN = Undisclosed Sale

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