Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

3/41 Elmhurst Road, Bayswater North Vic 3153

Indicative selling price

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

Range between \$750,000	&	\$825,000
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Median sale price

Median price	\$791,250	Pro	perty Type	Townhouse		Suburb	Bayswater North
Period - From	09/11/2023	to	08/11/2024		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

Add	dress of comparable property	Price	Date of sale
1	13/191 Bayswater Rd BAYSWATER NORTH 3153	\$830,000	30/09/2024
2	10/191 Bayswater Rd BAYSWATER NORTH 3153	\$830,000	09/08/2024
3	2/20 Berry Rd BAYSWATER NORTH 3153	\$780,000	13/07/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	09/11/2024 16:04









Property Type: Flat/Unit/Apartment (Res) Agent Comments Indicative Selling Price \$750,000 - \$825,000 Median Townhouse Price 09/11/2023 - 08/11/2024: \$791,250

Comparable Properties



13/191 Bayswater Rd BAYSWATER NORTH 3153 (REI)

3/191 bayswater Ru BAYSWATER NORTH 3133 (REI

Price: \$830,000 **Method:** Private Sale **Date:** 30/09/2024

Property Type: Townhouse (Single)

Agent Comments



10/191 Bayswater Rd BAYSWATER NORTH 3153 (REI)

3 = 2

Price: \$830,000 Method: Private Sale Date: 09/08/2024

Property Type: Townhouse (Single)

Agent Comments



2/20 Berry Rd BAYSWATER NORTH 3153 (REI/VG)

Price: \$780,000 Method: Auction Sale Date: 13/07/2024

Property Type: Townhouse (Res) **Land Size:** 220 sqm approx

Agent Comments

Account - Ray White Croydon | P: 03 9725 7444





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