

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

3/41 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

Median sale price

Median price \$791,250 Property 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	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 comparable properties 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



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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) [Agent Comments](#)

3 2 2

Price: \$830,000
Method: Private Sale
Date: 30/09/2024
Property Type: Townhouse (Single)



10/191 Bayswater Rd BAYSWATER NORTH 3153 (REI) [Agent Comments](#)

3 2 2

Price: \$830,000
Method: Private Sale
Date: 09/08/2024
Property Type: Townhouse (Single)



2/20 Berry Rd BAYSWATER NORTH 3153 (REI/VG) [Agent Comments](#)

3 2 2

Price: \$780,000
Method: Auction Sale
Date: 13/07/2024
Property Type: Townhouse (Res)
Land Size: 220 sqm approx

Account - Ray White Croydon | P: 03 9725 7444