

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

102/37 KING STREET 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Bayswater

Period-from

01 Jul 2021

to

30 Jun 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

G09/7 BIRCH STREET BAYSWATER VIC 3153	\$450,000	20-Mar-22
G01/1 OAK AVENUE BORONIA VIC 3155	\$481,000	15-Mar-22
15/4 FLORISTON ROAD BORONIA VIC 3155	\$489,000	08-Jan-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: 05 July 2022



**G09/7 BIRCH STREET
BAYSWATER VIC 3153**

 2  1  1

Sold Price **\$450,000** Sold Date **20-Mar-22**

Distance **0.78km**



**G01/1 OAK AVENUE BORONIA VIC
3155**

 2  1  1

Sold Price **\$481,000** Sold Date **15-Mar-22**

Distance **2.96km**



**15/4 FLORISTON ROAD BORONIA
VIC 3155**

 2  1  1

Sold Price **\$489,000** Sold Date **08-Jan-22**

Distance **3.44km**

RS = Recent sale UN = Undisclosed Sale

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