



STATEMENT OF INFORMATION

2/2 KENNETH ROAD, BAYSWATER

PREPARED BY BELL REAL ESTATE MONTROSE, 896 MT DANDENONG ROAD, MONTROSE

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

2/2 Kenneth 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Bayswater

Period-from

01 Nov 2019

to

31 Oct 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

1A Bertram Road Bayswater VIC 3153	\$720,000	04-Aug-20
3/15 Farnham Road Bayswater VIC 3153	\$660,000	29-Jun-20
3/22 Cullis Parade Bayswater VIC 3153	\$699,000	25-Jun-20

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: 02 November 2020

Zoe McLellan
P 0387610688
M 0407511540
E montrose@bellrealestate.com.au



1A Bertram Road Bayswater VIC 3153

Sold Price **\$720,000** Sold Date **04-Aug-20**

3 2 2

Distance **0.08km**

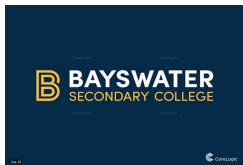


3/15 Farnham Road Bayswater VIC 3153

Sold Price **\$660,000** Sold Date **29-Jun-20**

3 2 2

Distance **0.13km**



3/22 Cullis Parade Bayswater VIC 3153

Sold Price **\$699,000** Sold Date **25-Jun-20**

3 2 2

Distance **0.49km**



2/22 Maple Street Bayswater VIC 3153

Sold Price **\$721,500** Sold Date **01-Jun-20**

3 2 2

Distance **0.95km**

RS = Recent sale UN = Undisclosed Sale

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