

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

4/5 Elm Street, Bayswater Vic 3153

Indicative selling price

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

Single price

\$599,950

Median sale price

Median price

\$620,000

Property Type

Unit

Suburb

Bayswater

Period - From

22/07/2020

to

21/07/2021

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	2/31 High St BAYSWATER 3153	\$598,000	27/03/2021
2	1/11 King St BAYSWATER 3153	\$590,500	25/03/2021
3	5/163 Scoresby Rd BORONIA 3155	\$591,000	18/03/2021

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:

22/07/2021 09:58



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Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$599,950

Median Unit Price

22/07/2020 - 21/07/2021: \$620,000

Comparable Properties

2/31 High St BAYSWATER 3153 (VG)

Agent Comments

 3  -  -

Price: \$598,000

Method: Sale

Date: 27/03/2021

Property Type: Flat/Unit/Apartment (Res)



1/11 King St BAYSWATER 3153 (VG)

Agent Comments

 3  -  -

Price: \$590,500

Method: Sale

Date: 25/03/2021

Property Type: Flat/Unit/Apartment (Res)

5/163 Scoresby Rd BORONIA 3155 (VG)

Agent Comments

 3  -  -

Price: \$591,000

Method: Sale

Date: 18/03/2021

Property Type: Flat/Unit/Apartment (Res)