

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

202/5 View 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$597,500

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

G03/5 View Road Bayswater VIC 3153	\$455,000	19-Aug-20
203/18 Myrtle Street Bayswater VIC 3153	\$470,000	03-Aug-20
2/5 View Road Bayswater VIC 3153	\$440,000	18-Nov-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: 23 November 2020



G03/5 View Road Bayswater VIC 3153

Sold Price

\$455,000

Sold Date **19-Aug-20**

 2

 1

 1

Distance

-



203/18 Myrtle Street Bayswater VIC 3153

Sold Price

\$470,000

Sold Date **03-Aug-20**

 2

 1

 1

Distance

0.47km



2/5 View Road Bayswater VIC 3153

Sold Price

^{RS} **\$440,000**

Sold Date **18-Nov-20**

 2

 1

 1

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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