

## 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

1/47 BEGONIA AVENUE BAYSWATER VIC 3153

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$690,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$665,000

Property type

Unit

Suburb

Bayswater

Period-from

01 Jan 2024

to

31 Dec 2024

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

1/29 DIXON COURT BORONIA VIC 3155	\$718,500	14-Dec-24
3/28 JOHN STREET BAYSWATER VIC 3153	\$740,000	11-Nov-24
4/17 PACH ROAD WANTIRNA SOUTH VIC 3152	\$730,000	17-Dec-24

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: 25 January 2025



**1/29 DIXON COURT BORONIA VIC 3155**

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Sold Price

**\$718,500**

Sold Date **14-Dec-24**

Distance **1.59km**



**3/28 JOHN STREET BAYSWATER VIC 3153**

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Sold Price

**\$740,000**

Sold Date **11-Nov-24**

Distance **0.57km**



**4/17 PACH ROAD WANTIRNA SOUTH VIC 3152**

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Sold Price

<sup>RS</sup> **\$730,000**

Sold Date **17-Dec-24**

Distance **1.36km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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