## 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

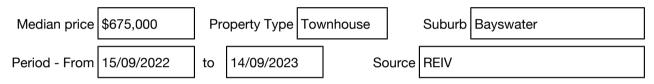
18/641 Mountain Highway, Bayswater Vic 3153

### Indicative selling price

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|----------------------|----------------|---------------------|---------------|
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Single price \$680,000

#### Median sale price



## 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 sixmonths 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                              | 11a Railway Pde BAYSWATER 3153 | \$686,000 | 01/06/2023   |
| 2                              | 7/39 High St BAYSWATER 3153    | \$685,000 | 26/06/2023   |
| 3                              |                                |           |              |

OR

**B**<sup>\*</sup> 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:

15/09/2023 11:42







Property Type: Townhouse (Single) Agent Comments Indicative Selling Price \$680,000 Median Townhouse Price 15/09/2022 - 14/09/2023: \$675,000

# **Comparable Properties**



11a Railway Pde BAYSWATER 3153 (REI/VG) Agent Comments



Price: \$686,000 Method: Sold Before Auction Date: 01/06/2023 Property Type: Unit

•**•** 3



7/39 High St BAYSWATER 3153 (REI/VG)

Agent Comments

Price: \$685,000 Method: Private Sale Date: 26/06/2023 Property Type: Townhouse (Single)

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.

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## Account - Vogl & Walpole Estate Agents | P: 03 8580 6200

property



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