

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

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

Single price

\$680,000

Median sale price

Median price

\$675,000

Property Type

Townhouse

Suburb

Bayswater

Period - From

15/09/2022

to

14/09/2023

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	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* 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

18/641 Mountain Highway, Bayswater Vic 3153



 3  2  2

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

 3  2  2

Price: \$686,000

Method: Sold Before Auction

Date: 01/06/2023

Property Type: Unit



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

Agent Comments

 3  3  1

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.

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



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