

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

11/5 Alwyn Street, Bayswater Vic 3153

Indicative selling price

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

Range between \$595,000

&

\$630,000

Median sale price

Median price \$653,000

Property Type Unit

Suburb Bayswater

Period - From 03/11/2021

to

02/11/2022

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	3/1 Bertram Rd BAYSWATER 3153	\$670,000	14/06/2022
2	3 Bromley Cl HEATHMONT 3135	\$660,000	06/08/2022
3	3/7 Highmoor Av BAYSWATER 3153	\$602,000	21/09/2022

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:

03/11/2022 14:29



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$595,000 - \$630,000
Median Unit Price
03/11/2021 - 02/11/2022: \$653,000

Comparable Properties



3/1 Bertram Rd BAYSWATER 3153 (REI/VG)

Agent Comments



Price: \$670,000
Method: Private Sale
Date: 14/06/2022
Property Type: Unit



3 Bromley CI HEATHMONT 3135 (REI/VG)

Agent Comments



Price: \$660,000
Method: Private Sale
Date: 06/08/2022
Property Type: Townhouse (Single)
Land Size: 188 sqm approx



3/7 Highmoor Av BAYSWATER 3153 (REI)

Agent Comments



Price: \$602,000
Method: Private Sale
Date: 21/09/2022
Property Type: Townhouse (Single)