

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

31/26-32 Elmhurst Road Bayswater North 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

\$560,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Bayswater North

Period-from

01 Oct 2020

to

30 Sep 2021

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

4/1 Neilson Street Bayswater VIC 3153	\$560,000	21-Sep-21
3/22 Neilson Street Bayswater VIC 3153	\$578,000	10-Jun-21
38/26-32 Elmhurst Road Bayswater North VIC 3153	\$580,000	28-Apr-21

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: 13 October 2021



4/1 Neilson Street Bayswater VIC 3153

Sold Price

^{RS} **\$560,000**

Sold Date

21-Sep-21

 2

 1

 1

Distance

1.24km



3/22 Neilson Street Bayswater VIC 3153

Sold Price

\$578,000

Sold Date

10-Jun-21

 2

 1

 1

Distance

1.43km



38/26-32 Elmhurst Road Bayswater North VIC 3153

Sold Price

\$580,000

Sold Date

28-Apr-21

 2

 1

 1

Distance

0.06km

RS = Recent sale

UN = Undisclosed Sale

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