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

3/39 High Street, Bayswater Vic 3153

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$620,000		&		\$660,000			
Median sale p	rice							
Median price	\$685,000	Pro	operty Type	Том	nhouse		Suburb	Bayswater
Period - From	14/10/2022	to	13/10/2023		So	ource	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.

Add	dress of comparable property	Price	Date of sale
1	7/39 High St BAYSWATER 3153	\$685,000	26/06/2023
2	1/1a Pine Rd BAYSWATER 3153	\$665,000	17/06/2023
3	9/21 High St BAYSWATER 3153	\$660,000	03/06/2023

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:

14/10/2023 16:21



Harcourts





Property Type: Townhouse (Single) Agent Comments Indicative Selling Price \$620,000 - \$660,000 Median Townhouse Price 14/10/2022 - 13/10/2023: \$685,000

Comparable Properties



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



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



1/1a Pine Rd BAYSWATER 3153 (REI/VG)



Price: \$665,000 Method: Private Sale Date: 17/06/2023 Property Type: Townhouse (Res)



9/21 High St BAYSWATER 3153 (REI)

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Price: \$660,000 Method: Private Sale Date: 03/06/2023 Property Type: Townhouse (Single) Agent Comments

Agent Comments

Agent Comments

Account - Harcourts Vermont South | P: 03 98861008



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