

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$620,000

&

\$660,000

### Median sale price

Median price \$685,000

Property Type Townhouse

Suburb Bayswater

Period - From 14/10/2022

to

13/10/2023

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	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



3   
 3   
 2

**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)**

Agent Comments

3   
 3   
 1

**Price:** \$685,000

**Method:** Private Sale

**Date:** 26/06/2023

**Property Type:** Townhouse (Single)



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

Agent Comments

3   
 2   
 2

**Price:** \$665,000

**Method:** Private Sale

**Date:** 17/06/2023

**Property Type:** Townhouse (Res)



**9/21 High St BAYSWATER 3153 (REI)**

Agent Comments

3   
 2   
 1

**Price:** \$660,000

**Method:** Private Sale

**Date:** 03/06/2023

**Property Type:** Townhouse (Single)