

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

2/121 Stud Road Bayswater 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

Bayswater

Period-from

01 Nov 2018

to

31 Oct 2019

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

2/13 Maple Street Bayswater VIC 3153	\$680,000	14-Oct-19
3/16 John Street Bayswater VIC 3153	\$675,000	12-Oct-19
2/5 Essex Court Bayswater VIC 3153	\$655,000	26-Sep-19

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: 14 November 2019


2/13 Maple Street Bayswater VIC 3153
 3  2  2

Sold Price

\$680,000^{UN}

Sold Date

14-Oct-19

Distance

1.71km

3/16 John Street Bayswater VIC 3153
 3  2  2

Sold Price

\$675,000

Sold Date

12-Oct-19

Distance

1.84km

2/5 Essex Court Bayswater VIC 3153
 3  2  2

Sold Price

^{RS} **\$655,000**

Sold Date

26-Sep-19

Distance

1.87km
RS = Recent sale

UN = Undisclosed Sale

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