

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

4/21 King Street 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

\$450,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$602,500

Property type

Unit

Suburb

Bayswater

Period-from

01 Mar 2020

to

28 Feb 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

6/25 King Street Bayswater VIC 3153	\$480,000	15-Jan-21
5/7 King Street Bayswater VIC 3153	\$480,000	18-Feb-21
203/18 Myrtle Street Bayswater VIC 3153	\$470,000	03-Aug-20

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: 22 March 2021



6/25 King Street Bayswater VIC 3153

Sold Price

^{RS}

\$480,000

Sold Date

15-Jan-21

 2

 1

 1

Distance

0.04km



5/7 King Street Bayswater VIC 3153

Sold Price

Sold Date

18-Feb-21

 2

 1

 1

Distance

0.13km



203/18 Myrtle Street Bayswater VIC 3153

Sold Price

\$470,000

Sold Date

03-Aug-20

 2

 1

 1

Distance

0.65km

RS = Recent sale

UN = Undisclosed Sale

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