

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

5/10 ELM 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

\$540,000

&

\$594,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$845,000

Property type

Other

Suburb

Bayswater

Period-from

01 Aug 2022

to

31 Jul 2023

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

4/47 ELMHURST ROAD BAYSWATER NORTH VIC 3153	\$591,000	22-Jul-23
5/5 ALWYN STREET BAYSWATER VIC 3153	\$580,000	16-May-23
3/17-19 MYRTLE STREET BAYSWATER VIC 3153	\$551,000	30-Mar-23

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: 03 August 2023

**4/47 ELMHURST ROAD
BAYSWATER NORTH VIC 3153**
 2  1  1

Sold Price

^{RS}
\$591,000

Sold Date

22-Jul-23

Distance

1.06km

**5/5 ALWYN STREET BAYSWATER
VIC 3153**
 2  2  1

Sold Price

^{RS}
\$580,000

Sold Date

16-May-23

Distance

0.19km

**3/17-19 MYRTLE STREET
BAYSWATER VIC 3153**
 2  1  1

Sold Price

\$551,000

Sold Date

30-Mar-23

Distance

0.37km
RS = Recent sale

UN = Undisclosed Sale

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