

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

7/24-28 Glen Park Road Bayswater North 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

\$410,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Bayswater North

Period-from

01 Sep 2018

to

31 Aug 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

9/24-28 Glen Park Road Bayswater North VIC 3153	\$449,000	06-Sep-19
17/31-35 Glen Park Road Bayswater North VIC 3153	\$448,500	08-Apr-19
11/37-41 Glen Park Road Bayswater North VIC 3153	\$420,000	25-May-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: 24 September 2019



**9/24-28 Glen Park Road Bayswater
North VIC 3153**

Sold Price

\$449,000

Sold Date

06-Sep-19

 2

 1

 1

Distance

0.05km



**17/31-35 Glen Park Road Bayswater
North VIC 3153**

Sold Price

\$448,500

Sold Date

08-Apr-19

 2

 1

 1

Distance

0.22km



**11/37-41 Glen Park Road Bayswater
North VIC 3153**

Sold Price

\$420,000

Sold Date

25-May-19

 2

 1

 1

Distance

0.28km

RS = Recent sale

UN = Undisclosed Sale

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