

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

101/25 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

\$460,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Bayswater

Period-from

01 May 2020

to

30 Apr 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

202/5 View Road Bayswater VIC 3153	\$460,000	21-Dec-20
6/25 King Street Bayswater VIC 3153	\$480,000	15-Jan-21
4/21 King Street Bayswater VIC 3153	\$485,000	24-Mar-21

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 May 2021



202/5 View Road Bayswater VIC 3153

 2  1  1

Sold Price

\$460,000

Sold Date **21-Dec-20**

Distance **0.44km**



6/25 King Street Bayswater VIC 3153

 2  1  1

Sold Price

^{RS} **\$480,000**

Sold Date **15-Jan-21**

Distance **0.02km**



4/21 King Street Bayswater VIC 3153

 2  1  1

Sold Price

^{RS} **\$485,000**

Sold Date **24-Mar-21**

Distance **0.04km**

RS = Recent sale

UN = Undisclosed Sale

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