

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

1/3 Ozone Road, Bayswater Vic 3153

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$500,000

&

\$550,000

Median sale price

Median price \$610,000

Property Type Unit

Suburb Bayswater

Period - From 03/04/2022

to

02/04/2023

Source REIV

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 six 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
1	8/51 Herbert St BORONIA 3155	\$563,000	19/03/2023
2	3/89 Power Rd BORONIA 3155	\$560,000	14/11/2022
3	2/12-14 Elmhurst Rd BAYSWATER NORTH 3153	\$552,000	25/01/2023

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 six months.~~

This Statement of Information was prepared on:

03/04/2023 14:04

1/3 Ozone Road, Bayswater Vic 3153

McGrath

Janelle Gu
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Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

03/04/2022 - 02/04/2023: \$610,000



2 1 1

Rooms: 3

Property Type: Unit

Land Size: 448 sqm approx

Agent Comments

Comparable Properties



8/51 Herbert St BORONIA 3155 (REI)

Agent Comments

2 1 1

Price: \$563,000

Method: Private Sale

Date: 19/03/2023

Rooms: 3

Property Type: Unit



3/89 Power Rd BORONIA 3155 (REI/VG)

Agent Comments

2 1 1

Price: \$560,000

Method: Private Sale

Date: 14/11/2022

Property Type: Unit

Land Size: 191 sqm approx



2/12-14 Elmhurst Rd BAYSWATER NORTH 3153 (REI)

Agent Comments

2 1 1

Price: \$552,000

Method: Private Sale

Date: 25/01/2023

Property Type: Unit

Land Size: 189 sqm approx

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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