

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

2/3 DALPURA DRIVE 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

Property type

Unit

Suburb

Bayswater

Period-from

01 Jan 2024

to

31 Dec 2024

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

5/13 VIEW ROAD BAYSWATER VIC 3153	\$735,000	21-Sep-24
3/13 ORCHARD ROAD BAYSWATER VIC 3153	\$728,000	27-Nov-24
3/2 BURTON COURT BAYSWATER VIC 3153	\$731,000	12-Oct-24

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: 13 January 2025

5/13 VIEW ROAD BAYSWATER VIC 3153 Sold Price **\$735,000** Sold Date **21-Sep-24**

 3  2  2

Distance **1.02km**



3/13 ORCHARD ROAD BAYSWATER VIC 3153

Sold Price **\$728,000** Sold Date **27-Nov-24**

 3  2  2

Distance **1.13km**



3/2 BURTON COURT BAYSWATER VIC 3153 Sold Price

\$731,000 Sold Date **12-Oct-24**

 3  2  2

Distance **1.98km**

RS = Recent sale

UN = Undisclosed Sale

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