

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

29 MARGARET AVENUE 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

\$850,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$672,550

Property type

Unit

Suburb

Bayswater

Period-from

01 Feb 2024

to

31 Jan 2025

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 RATHMULLEN ROAD BORONIA VIC 3155	\$928,000	12-Dec-24
2 CAROLINE COURT BAYSWATER VIC 3153	\$820,000	13-Nov-24
3 CLIFFORD STREET BAYSWATER VIC 3153	\$883,000	05-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: 11 February 2025

**5 RATHMULLEN ROAD BORONIA
VIC 3155**3  2  2 

Sold Price

RS

\$928,000

Sold Date

12-Dec-24

Distance

0.24km**2 CAROLINE COURT BAYSWATER
VIC 3153**3  1  3 

Sold Price

\$820,000

Sold Date

13-Nov-24

Distance

0.87km**3 CLIFFORD STREET BAYSWATER
VIC 3153**3  1  2 

Sold Price

\$883,000

Sold Date

05-Oct-24

Distance

0.89km

RS = Recent sale

UN = Undisclosed Sale

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