

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

15/641 MOUNTAIN HIGHWAY 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$634,000

Property type

Unit

Suburb

Bayswater

Period-from

01 May 2021

to

30 Apr 2022

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

4/641 MOUNTAIN HIGHWAY BAYSWATER VIC 3153	\$655,000	24-Dec-21
1/10 ALWYN STREET BAYSWATER VIC 3153	\$635,000	05-Dec-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: 10 May 2022


**4/641 MOUNTAIN HIGHWAY
BAYSWATER VIC 3153**
 3  2  1

Sold Price **\$655,000** Sold Date **24-Dec-21**

Distance **0.07km**

**1/10 ALWYN STREET BAYSWATER
VIC 3153**
 2  2  1

Sold Price **\$635,000** Sold Date **05-Dec-21**

Distance **0.35km**
RS = Recent sale

UN = Undisclosed Sale

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