

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

1/639 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

\$770,000

&

\$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Bayswater

Period-from

01 Feb 2023

to

31 Jan 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

1/41 FARNHAM ROAD BAYSWATER VIC 3153	\$770,000	28-Aug-23
1/44 SINCLAIR ROAD BAYSWATER VIC 3153	\$755,800	11-Nov-23
1/8 ELM STREET BAYSWATER VIC 3153	\$858,000	29-Nov-23

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: 01 February 2024



1/41 FARNHAM ROAD BAYSWATER VIC 3153

3 2 1

Sold Price **\$770,000** Sold Date **28-Aug-23**

Distance **1.54km**



1/44 SINCLAIR ROAD BAYSWATER VIC 3153

3 2 2

Sold Price **\$755,800** Sold Date **11-Nov-23**

Distance **1.66km**



1/8 ELM STREET BAYSWATER VIC 3153

4 2 1

Sold Price ^{RS} **\$858,000** Sold Date **29-Nov-23**

Distance **0.2km**

RS = Recent sale **UN** = Undisclosed Sale

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