

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

2/17 BIRCH STREET 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Bayswater

Period-from

01 Jun 2023

to

31 May 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

3/42 BIRCH STREET BAYSWATER VIC 3153	\$905,000	13-Apr-24
3/1 BIRCH STREET BAYSWATER VIC 3153	\$741,000	18-Jan-24
2/10 GROGAN COURT BAYSWATER VIC 3153	\$800,000	13-Mar-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: 24 June 2024



3/42 BIRCH STREET BAYSWATER VIC 3153

Sold Price

^{RS}

\$905,000

Sold Date

13-Apr-24



3



2



2

Distance

0.29km



3/1 BIRCH STREET BAYSWATER VIC 3153

Sold Price

\$741,000

Sold Date

18-Jan-24



3



2



2

Distance

0.15km



2/10 GROGAN COURT BAYSWATER VIC 3153

Sold Price

\$800,000

Sold Date

13-Mar-24



3



2



2

Distance

1.28km

RS = Recent sale

UN = Undisclosed Sale

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