

## 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

2/64 STATION STREET BAYSWATER VIC 3153

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$520,000

&

\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$637,000

Property type

Unit

Suburb

Bayswater

Period-from

01 May 2023

to

30 Apr 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

|                                                  |           |           |
|--------------------------------------------------|-----------|-----------|
| 8/16-18 ELMHURST ROAD BAYSWATER NORTH VIC 3153   | \$530,000 | 02-Apr-24 |
| 1/68 STATION STREET BAYSWATER VIC 3153           | \$520,000 | 13-Jan-24 |
| 17/37-41 GLEN PARK ROAD BAYSWATER NORTH VIC 3153 | \$566,500 | 18-Apr-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.~~

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**8/16-18 ELMHURST ROAD  
BAYSWATER NORTH VIC 3153**

 2  1  1

Sold Price

<sup>RS</sup> **\$530,000** Sold Date **02-Apr-24**

Distance **0.84km**



**1/68 STATION STREET  
BAYSWATER VIC 3153**

 2  1  1

Sold Price

**\$520,000** Sold Date **13-Jan-24**

Distance **0.06km**



**17/37-41 GLEN PARK ROAD  
BAYSWATER NORTH VIC 3153**

 2  1  1

Sold Price

<sup>RS</sup> **\$566,500** Sold Date **18-Apr-24**

Distance **1.26km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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