

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

3/1-3 ELMHURST ROAD BAYSWATER NORTH 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,444

Property type

Unit

Suburb

Bayswater North

Period-from

01 Nov 2023

to

31 Oct 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

1/31 BUNGALOOK ROAD EAST BAYSWATER NORTH VIC 3153	\$630,000	17-Oct-24
10/20-24 HAMILTON ROAD BAYSWATER NORTH VIC 3153	\$660,000	19-Aug-24
1/7 MAPLE STREET BAYSWATER VIC 3153	\$670,000	10-Aug-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: 27 November 2024

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**1/31 BUNGALOOK ROAD EAST
BAYSWATER NORTH VIC 3153**
 3  2  2

Sold Price

^{RS}
\$630,000

Sold Date

17-Oct-24

Distance

0.46km

**10/20-24 HAMILTON ROAD
BAYSWATER NORTH VIC 3153**
 3  1  2

Sold Price

\$660,000

Sold Date

19-Aug-24

Distance

0.91km

**1/7 MAPLE STREET BAYSWATER
VIC 3153**
 3  1  1

Sold Price

\$670,000

Sold Date

10-Aug-24

Distance

1.36km
RS = Recent sale

UN = Undisclosed Sale

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