

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 2/29-33 Elmhurst Road, Bayswater Vic 3153

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$480,000 & \$520,000

Median sale price

Median price \$624,000 Property type Unit Suburb Bayswater

Period - From 01/07/2022 to 30/09/2022 Source REIV

Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last six 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
3/25 King Street, Bayswater Vic 3153	\$487,000	24/09/2022
3/23 Elmhurst Road, Bayswater North Vic 3153	\$530,000	27/08/2022
4/23 Elmhurst Road, Bayswater North Vic 3153	\$473,000	23/07/2022

This Statement of Information was prepared on: 16/11/2022