

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

15/37-41 GLEN PARK 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

\$630,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$599,500

Property type

Unit

Suburb

Bayswater North

Period-from

01 Apr 2022

to

31 Mar 2023

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

18/1-3 CONNOLLY CRESCENT BAYSWATER NORTH VIC 3153	\$635,000	28-Nov-22
1/9 WILTSHIRE AVENUE BAYSWATER VIC 3153	\$640,000	02-Feb-23
13/639 MOUNTAIN HIGHWAY BAYSWATER VIC 3153	\$660,000	06-Apr-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: 19 April 2023



18/1-3 CONNOLLY CRESCENT BAYSWATER NORTH VIC 3153

 3
  1
  1

Sold Price **\$635,000** Sold Date **28-Nov-22**

Distance **0.64km**



1/9 WILTSHIRE AVENUE BAYSWATER VIC 3153

 3
  1
  2

Sold Price **\$640,000** Sold Date **02-Feb-23**

Distance **2.17km**



13/639 MOUNTAIN HIGHWAY BAYSWATER VIC 3153

 3
  2
  1

Sold Price ^{RS} **\$660,000** ^{UN} Sold Date **06-Apr-23**

Distance **1.5km**

RS = Recent sale

UN = Undisclosed Sale

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