

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

1/19 ELM 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

\$630,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$672,550

Property type

Unit

Suburb

Bayswater

Period-from

01 Feb 2024

to

31 Jan 2025

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

1/1 BIRCH STREET BAYSWATER VIC 3153	\$680,000	14-Dec-24
1/346-354 BAYSWATER ROAD BAYSWATER NORTH VIC 3153	\$670,000	09-Oct-24
16/346-354 BAYSWATER ROAD BAYSWATER NORTH VIC 3153	\$663,000	03-Sep-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: 17 February 2025



**1/1 BIRCH STREET BAYSWATER
VIC 3153**

2 1 2

Sold Price **\$680,000** Sold Date **14-Dec-24**

Distance **0.26km**



**1/346-354 BAYSWATER ROAD
BAYSWATER NORTH VIC 3153**

3 1 2

Sold Price **\$670,000** Sold Date **09-Oct-24**

Distance **1.47km**



**16/346-354 BAYSWATER ROAD
BAYSWATER NORTH VIC 3153**

2 1 1

Sold Price **\$663,000** Sold Date **03-Sep-24**

Distance **1.45km**

RS = Recent sale

UN = Undisclosed Sale

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