

## 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

2/10 GROGAN COURT BAYSWATER VIC 3153

### Indicative selling price

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

Single Price

or range  
between

\$770,000

&

\$847,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$848,000

Property type

House

Suburb

Bayswater

Period-from

01 Feb 2023

to

31 Jan 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

13A TAMAR STREET BAYSWATER VIC 3153	\$820,000	16-Sep-23
1 CATESBY COURT BORONIA VIC 3155	\$850,000	30-Nov-23
9A ASHBY COURT BAYSWATER VIC 3153	\$770,000	28-Oct-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: 21 February 2024



**13A TAMAR STREET BAYSWATER  
VIC 3153**

 3  2  1

Sold Price

**\$820,000**

Sold Date

**16-Sep-23**

Distance

**0.74km**



**1 CATESBY COURT BORONIA VIC  
3155**

 3  2  2

Sold Price

<sup>RS</sup> **\$850,000**

Sold Date

**30-Nov-23**

Distance

**1.48km**



**9A ASHBY COURT BAYSWATER  
VIC 3153**

 4  2  1

Sold Price

**\$770,000**

Sold Date

**28-Oct-23**

Distance

**1.51km**

RS = Recent sale

UN = Undisclosed Sale

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