

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

6/45 KING 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

\$525,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$639,000

Property type

Unit

Suburb

Bayswater

Period-from

01 Nov 2022

to

31 Oct 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

11/26-32 ELMHURST ROAD BAYSWATER NORTH VIC 3153	\$522,000	09-Nov-23
1/20 CHURCH STREET BAYSWATER VIC 3153	\$575,000	29-Oct-23
4 ASTON PLACE BAYSWATER VIC 3153	\$575,000	02-Aug-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: 30 November 2023


**11/26-32 ELMHURST ROAD
BAYSWATER NORTH VIC 3153**
 2  1  1

Sold Price

^{RS}
\$522,000

Sold Date **09-Nov-23**

Distance **0.34km**

**1/20 CHURCH STREET
BAYSWATER VIC 3153**
 2  1  1

Sold Price

^{RS}
\$575,000

Sold Date **29-Oct-23**

Distance **0.12km**

4 ASTON PLACE BAYSWATER VIC 3153

Sold Price

\$575,000

Sold Date **02-Aug-23**
 2  2  1

Distance **0.74km**
RS = Recent sale

UN = Undisclosed Sale

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