

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

1/37-41 Glen Park Road, Bayswater North Vic 3153

Indicative selling price

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

Range between \$660,000

&

\$700,000

Median sale price

Median price \$678,000

Property Type Unit

Suburb Bayswater North

Period - From 01/07/2021

to

30/09/2021

Source REIV

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 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
1	6/37-41 Glen Park Rd, Bayswater North, Vic 3153, Australia	\$708,000	07/12/2021
2	6/988 Mountain Hwy BORONIA 3155	\$720,000	10/11/2021
3	2/37 Greenhill Rd BAYSWATER NORTH 3153	\$673,000	03/11/2021

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 six months.~~

This Statement of Information was prepared on:

13/12/2021 16:38

1/37-41 Glen Park Road, Bayswater North Vic 3153

RT Edgar

Jay Trikha

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Indicative Selling Price

\$660,000 - \$700,000

Median Unit Price

September quarter 2021: \$678,000



4 2 1

Property Type: Unit

Agent Comments

Comparable Properties

6/37-41 Glen Park Rd, Bayswater North, Vic
3153, Australia (REI)

Agent Comments

3 2 1

Price: \$708,000

Method:

Date: 07/12/2021

Property Type: Unit



6/988 Mountain Hwy BORONIA 3155 (REI)

Agent Comments

3 2 2

Price: \$720,000

Method: Sold After Auction

Date: 10/11/2021

Property Type: Townhouse (Res)



2/37 Greenhill Rd BAYSWATER NORTH 3153
(REI)

Agent Comments

3 1 1

Price: \$673,000

Method: Private Sale

Date: 03/11/2021

Property Type: Unit

Land Size: 228 sqm approx

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



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