

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

1/50 ORANGE GROVE 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

\$675,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$842,750

Property type

House

Suburb

Bayswater

Period-from

01 Oct 2023

to

30 Sep 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

5 MAIDA AVENUE BAYSWATER VIC 3153	\$730,000	05-Jun-24
4/22 MAIDA AVENUE BAYSWATER VIC 3153	\$730,000	27-Jul-24
1/95-97 COLEMAN ROAD BORONIA VIC 3155	\$750,000	07-Jun-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: 14 October 2024

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**5 MAIDA AVENUE BAYSWATER
VIC 3153**

 3  1  2

Sold Price

^{RS} **\$730,000**

Sold Date **05-Jun-24**

Distance **0.95km**



**4/22 MAIDA AVENUE BAYSWATER
VIC 3153**

 3  1  2

Sold Price

^{RS} **\$730,000** ^{UN}

Sold Date **27-Jul-24**

Distance **1.19km**



**1/95-97 COLEMAN ROAD
BORONIA VIC 3155**

 3  1  2

Sold Price

\$750,000

Sold Date **07-Jun-24**

Distance **1.69km**

RS = Recent sale

UN = Undisclosed Sale

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