

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

12/35 Glen Park Road, Bayswater North Vic 3153

Indicative selling price

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

Range between \$490,000 & \$530,000

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	101/12 Orchard Rd BAYSWATER 3153	\$520,000	27/05/2021
2	3/8 Elm St BAYSWATER 3153	\$520,000	02/07/2021
3	11/2-12 Glen Park Rd BAYSWATER NORTH 3153	\$510,000	15/05/2021

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:

26/10/2021 13:46



Property Type:

Agent Comments

Indicative Selling Price

\$490,000 - \$530,000

Median Unit Price

September quarter 2021: \$678,000

Comparable Properties



101/12 Orchard Rd BAYSWATER 3153 (REI/VG) Agent Comments



Price: \$520,000

Method: Private Sale

Date: 27/05/2021

Property Type: Townhouse (Single)

Land Size: 980 sqm approx



3/8 Elm St BAYSWATER 3153 (REI)

Agent Comments



Price: \$520,000

Method: Private Sale

Date: 02/07/2021

Property Type: House

Land Size: 68 sqm approx



11/2-12 Glen Park Rd BAYSWATER NORTH 3153 (REI)

Agent Comments



Price: \$510,000

Method: Auction Sale

Date: 15/05/2021

Property Type: Unit

Land Size: 167 sqm approx

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