

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

4/39 High Street, Bayswater Vic 3153

Indicative selling price

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

Range between \$570,000

&

\$620,000

Median sale price

Median price \$743,000

Property Type Townhouse

Suburb Bayswater

Period - From 01/02/2022

to

31/01/2023

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	3/41 Elmhurst Rd BAYSWATER NORTH 3153	\$775,000	15/08/2022
2	3/31 King St BAYSWATER 3153	\$690,000	08/11/2022
3			

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:

01/02/2023 14:54



 3  3  1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$570,000 - \$620,000

Median Townhouse Price

01/02/2022 - 31/01/2023: \$743,000

Comparable Properties

3/41 Elmhurst Rd BAYSWATER NORTH 3153 (REI)

Agent Comments

 3  2  2

Price: \$775,000

Method:

Date: 15/08/2022

Property Type: Townhouse (Single)

3/31 King St BAYSWATER 3153 (VG)

Agent Comments

 3  -  -

Price: \$690,000

Method: Sale

Date: 08/11/2022

Property Type: Strata Unit/Townhouse -
Conjoined

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.