

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

2/4 BERTRAM ROAD 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

\$615,000

&

\$675,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$842,750

Property type

Other

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

1/7 MAPLE STREET BAYSWATER VIC 3153	\$670,000	10-Aug-24
1/119 SCORESBY ROAD BAYSWATER VIC 3153	\$676,888	05-Jul-24
6/8-10 FARNHAM ROAD BAYSWATER VIC 3153	\$650,000	24-Jul-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: 30 October 2024



**1/7 MAPLE STREET BAYSWATER
VIC 3153**

3 1 1

Sold Price

\$670,000

Sold Date **10-Aug-24**

Distance **0.86km**



**1/119 SCORESBY ROAD
BAYSWATER VIC 3153**

3 1 1

Sold Price

\$676,888

Sold Date **05-Jul-24**

Distance **0.3km**



**6/8-10 FARNHAM ROAD
BAYSWATER VIC 3153**

2 1 2

Sold Price

^{RS} **\$650,000**

Sold Date **24-Jul-24**

Distance **0.1km**

RS = Recent sale

UN = Undisclosed Sale

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