

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

3/26 CULLIS PARADE 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Bayswater

Period-from

01 Feb 2022

to

31 Jan 2023

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

2/29-33 ELMHURST ROAD BAYSWATER NORTH VIC 3153	\$498,000	16-Dec-22
3/23 ELMHURST ROAD BAYSWATER NORTH VIC 3153	\$530,000	27-Aug-22
1/29 HIGH STREET BAYSWATER VIC 3153	\$550,000	26-Nov-22

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: 03 February 2023



2/29-33 ELMHURST ROAD BAYSWATER NORTH VIC 3153

 2
  1
  1

Sold Price

^{RS} \$498,000

Sold Date

16-Dec-22

Distance

1.45km



3/23 ELMHURST ROAD BAYSWATER NORTH VIC 3153

 2
  1
  1

Sold Price

\$530,000

Sold Date

27-Aug-22

Distance

1.42km



1/29 HIGH STREET BAYSWATER VIC 3153

 2
  1
  1

Sold Price

\$550,000

Sold Date

26-Nov-22

Distance

0.41km

RS = Recent sale

UN = Undisclosed Sale

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