

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

11/26-32 ELMHURST ROAD BAYSWATER NORTH 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

\$509,000

&

\$555,555

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Bayswater North

Period-from

01 Sep 2022

to

31 Aug 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

29/346-354 BAYSWATER ROAD BAYSWATER NORTH VIC 3153	\$555,000	16-Apr-23
8/49-51 GLEN PARK ROAD BAYSWATER NORTH VIC 3153	\$580,000	30-May-23
25/24-28 GLEN PARK ROAD BAYSWATER NORTH VIC 3153	\$535,000	28-Apr-23

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: 20 September 2023



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**29/346-354 BAYSWATER ROAD
BAYSWATER NORTH VIC 3153**

2 1 1

Sold Price **\$555,000** Sold Date **16-Apr-23**

Distance **0.25km**



**8/49-51 GLEN PARK ROAD
BAYSWATER NORTH VIC 3153**

2 1 1

Sold Price **\$580,000** Sold Date **30-May-23**

Distance **0.5km**



**25/24-28 GLEN PARK ROAD
BAYSWATER NORTH VIC 3153**

2 1 1

Sold Price **\$535,000** Sold Date **28-Apr-23**

Distance **0.74km**

RS = Recent sale

UN = Undisclosed Sale

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