

# 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

7/49-51 Glen Park Road, Bayswater North Vic 3153

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$570,000 & \$615,000

### Median sale price

Median price \$685,000 Property Type Unit Suburb Bayswater North

Period - From 01/07/2023 to 30/09/2023 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	1/24-28 Glen Park Rd BAYSWATER NORTH 3153	\$605,000	20/09/2023
2	9/37-41 Glen Park Rd BAYSWATER NORTH 3153	\$586,500	10/07/2023
3	8/49-51 Glen Park Rd BAYSWATER NORTH 3153	\$580,000	07/06/2023

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:

27/10/2023 11:27

7/49-51 Glen Park Road, Bayswater North Vic 3153

Christopher Clerke

03 9725 0000

0459 101 811

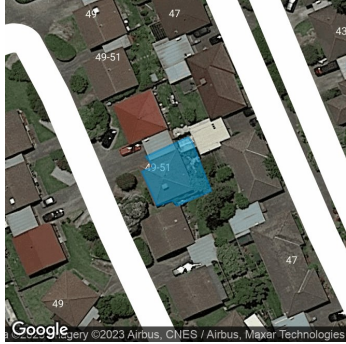
chrisclerke@methven.com.au

**Indicative Selling Price**

\$570,000 - \$615,000

**Median Unit Price**

September quarter 2023: \$685,000



 2  1  1

**Rooms:** 3

**Property Type:** Unit

**Land Size:** 7342 sqm approx

Agent Comments

## Comparable Properties



**1/24-28 Glen Park Rd BAYSWATER NORTH  
3153 (REI)**

Agent Comments

 2  1  1

**Price:** \$605,000

**Method:** Private Sale

**Date:** 20/09/2023

**Property Type:** Unit



**9/37-41 Glen Park Rd BAYSWATER NORTH  
3153 (REI)**

Agent Comments

 2  1  1

**Price:** \$586,500

**Method:** Private Sale

**Date:** 10/07/2023

**Property Type:** Unit

**Land Size:** 166 sqm approx



**8/49-51 Glen Park Rd BAYSWATER NORTH  
3153 (REI)**

Agent Comments

 2  1  1

**Price:** \$580,000

**Method:** Private Sale

**Date:** 07/06/2023

**Property Type:** Unit

**Land Size:** 148 sqm approx

**Account** - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354