Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	7/49-51 Glen Park Road, Bayswater North Vic 3153
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$570,000	&	\$615,000
hange between	φ570,000	α	φο 15,000

Median sale price

Median price	\$685,000	Pro	perty Type Ur	nit		Suburb	Bayswater North
Period - From	01/07/2023	to	30/09/2023	Sc	urce	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

	areas or comparable property	1 1100	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



Date of sale



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



Rooms: 3

Property Type: Unit

Land Size: 7342 sqm approx

Agent Comments

Comparable Properties



1/24-28 Glen Park Rd BAYSWATER NORTH

3153 (REI) **-**2

Price: \$605,000 Method: Private Sale Date: 20/09/2023 Property Type: Unit



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



Price: \$586,500 Method: Private Sale Date: 10/07/2023 Property Type: Unit

Land Size: 166 sqm approx

Agent Comments

Agent Comments



8/49-51 Glen Park Rd BAYSWATER NORTH

3153 (REI)

-- 2

Price: \$580,000 Method: Private Sale Date: 07/06/2023 Property Type: Unit

Land Size: 148 sqm approx

Agent Comments

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





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