

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

5/31 HIGH STREET 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

\$550,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$672,550

Property type

Unit

Suburb

Bayswater

Period-from

01 Mar 2024

to

28 Feb 2025

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

2/4 MYRTLE STREET BAYSWATER VIC 3153	\$626,000	03-Dec-24
6/2 JAMES STREET BAYSWATER VIC 3153	\$630,000	08-Jan-25
7/29-33 ELMHURST ROAD BAYSWATER NORTH VIC 3153	\$550,000	31-Jan-25

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: 06 March 2025



2/4 MYRTLE STREET BAYSWATER VIC 3153

2 1 1

Sold Price

\$626,000

Sold Date **03-Dec-24**

Distance **0.54km**



6/2 JAMES STREET BAYSWATER VIC 3153

2 1 1

Sold Price

\$630,000

Sold Date **08-Jan-25**

Distance **0.59km**



7/29-33 ELMHURST ROAD BAYSWATER NORTH VIC 3153

2 1 1

Sold Price

^{RS} **\$550,000** ^{UN}

Sold Date **31-Jan-25**

Distance **1.06km**

RS = Recent sale

UN = Undisclosed Sale

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