

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

2/12-14 Elmhurst Road, Bayswater North Vic 3153

Indicative selling price

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

Range between

\$500,000

&

\$550,000

Median sale price

Median price

\$600,000

Property Type

Unit

Suburb

Bayswater North

Period - From

01/07/2022

to

30/09/2022

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 | 5/29-33 Elmhurst Rd BAYSWATER NORTH 3153 | \$536,000 | 14/11/2022 |
| 2 | 3/23 Elmhurst Rd BAYSWATER NORTH 3153 | \$530,000 | 27/08/2022 |
| 3 | 4/21 Elmhurst Rd BAYSWATER NORTH 3153 | \$510,000 | 21/10/2022 |

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:

14/12/2022 11:30

2/12-14 Elmhurst Road, Bayswater North Vic 3153

Brent Earney

9725 0000

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brentearney@methven.com.au

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

September quarter 2022: \$600,000



Property Type:

Agent Comments

Comparable Properties



**5/29-33 Elmhurst Rd BAYSWATER NORTH
3153 (REI)**

Agent Comments



Price: \$536,000

Method: Private Sale

Date: 14/11/2022

Rooms: 3

Property Type: Unit



**3/23 Elmhurst Rd BAYSWATER NORTH 3153
(REI/VG)**

Agent Comments



Price: \$530,000

Method: Auction Sale

Date: 27/08/2022

Property Type: Unit

Land Size: 160 sqm approx



**4/21 Elmhurst Rd BAYSWATER NORTH 3153
(REI)**

Agent Comments



Price: \$510,000

Method: Private Sale

Date: 21/10/2022

Property Type: Unit

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