

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

1/641 Mountain Highway, Bayswater Vic 3153

Indicative selling price

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

Range between \$645,000 & \$705,000

Median sale price

Median price \$680,000 Property Type Unit Suburb Bayswater

Period - From 13/02/2024 to 12/02/2025 Source Property Data

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	5/84 Scoresby Rd BAYSWATER 3153	\$706,000	21/12/2024
2	2b Neilson St BAYSWATER 3153	\$685,000	30/11/2024
3	2b Mitre Cr BAYSWATER 3153	\$680,000	26/10/2024

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: 13/02/2025 12:47



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Indicative Selling Price

\$645,000 - \$705,000

Median Unit Price

13/02/2024 - 12/02/2025: \$680,000



Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



5/84 Scoresby Rd BAYSWATER 3153 (REI)

Agent Comments



Price: \$706,000

Method: Auction Sale

Date: 21/12/2024

Property Type: Townhouse (Res)

Land Size: 209 sqm approx



2b Neilson St BAYSWATER 3153 (REI/VG)

Agent Comments



Price: \$685,000

Method: Auction Sale

Date: 30/11/2024

Property Type: Townhouse (Res)

Land Size: 208 sqm approx



2b Mitre Cr BAYSWATER 3153 (REI/VG)

Agent Comments



Price: \$680,000

Method: Auction Sale

Date: 26/10/2024

Property Type: Townhouse (Res)

Land Size: 149 sqm approx

Account - Woodards | P: 0390563899



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