

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

28/346-354 BAYSWATER ROAD BAYSWATER NORTH 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

\$470,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,444

Property type

Unit

Suburb

Bayswater North

Period-from

01 Nov 2023

to

31 Oct 2024

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

5/346-354 BAYSWATER ROAD BAYSWATER NORTH VIC 3153	\$525,000	14-Oct-24
3/4 ALWYN STREET BAYSWATER VIC 3153	\$495,000	01-Jul-24
4/189 BAYSWATER ROAD BAYSWATER NORTH VIC 3153	\$490,000	04-Oct-24

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: 12 November 2024



**5/346-354 BAYSWATER ROAD
BAYSWATER NORTH VIC 3153**

2 1 1

Sold Price

RS

\$525,000

Sold Date

14-Oct-24

Distance

0.12km



**3/4 ALWYN STREET BAYSWATER
VIC 3153**

2 1 1

Sold Price

\$495,000

Sold Date

01-Jul-24

Distance

1.14km



**4/189 BAYSWATER ROAD
BAYSWATER NORTH VIC 3153**

2 1 -

Sold Price

RS

\$490,000

Sold Date

04-Oct-24

Distance

1.67km



**4/47-49 GREENHILL ROAD
BAYSWATER NORTH VIC 3153**

2 1 1

Sold Price

RS

\$530,000

Sold Date

01-Oct-24

Distance

0.89km

RS = Recent sale

UN = Undisclosed Sale

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