

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 RHONDA COURT 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$845,000

Property type

House

Suburb

Bayswater

Period-from

01 Nov 2022

to

31 Oct 2023

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

8 WALLACE AVENUE BAYSWATER VIC 3153	\$1,130,000	31-Aug-23
4 BERNARD STREET BAYSWATER VIC 3153	\$1,150,000	07-Aug-23
16 FAIRLAWN PLACE BAYSWATER VIC 3153	\$1,155,000	28-Sep-23

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: 22 November 2023



8 WALLACE AVENUE BAYSWATER VIC 3153

 4  2  -

^{RS} **\$1,130,000** Sold Date **31-Aug-23**

Distance **0.7km**



4 BERNARD STREET BAYSWATER VIC 3153

 5  3  2

^{RS} **\$1,150,000** Sold Date **07-Aug-23**

Distance **0.79km**



16 FAIRLAWN PLACE BAYSWATER VIC 3153

 4  2  2

^{RS} **\$1,155,000** Sold Date **28-Sep-23**

Distance **1.53km**

RS = Recent sale

UN = Undisclosed Sale

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