

## 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

13/45 KING STREET BAYSWATER VIC 3153

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$565,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Bayswater

Period-from

01 Mar 2023

to

29 Feb 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

2/639 MOUNTAIN HIGHWAY BAYSWATER VIC 3153	\$675,000	01-Nov-23
9 WILLISON STREET BAYSWATER VIC 3153	\$670,000	18-Jan-24
3/1 SINCLAIR ROAD BAYSWATER VIC 3153	\$615,000	02-Mar-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: 06 March 2024


**2/639 MOUNTAIN HIGHWAY  
BAYSWATER VIC 3153**

 2
  2
  2

Sold Price

**\$675,000**

Sold Date **01-Nov-23**

Distance **0.67km**

**9 WILLISON STREET BAYSWATER  
VIC 3153**

 2
  1
  1

Sold Price

<sup>RS</sup> **\$670,000**

Sold Date **18-Jan-24**

Distance **1.63km**

**3/1 SINCLAIR ROAD BAYSWATER  
VIC 3153**

 2
  1
  1

Sold Price

<sup>RS</sup> **\$615,000**

Sold Date **02-Mar-24**

Distance **1.53km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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