

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

5/31 HIGH STREET 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

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

Property type

Unit

Suburb

Bayswater

Period-from

01 Jan 2024

to

31 Dec 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

4/19 ELM STREET BAYSWATER VIC 3153	\$620,000	28-Oct-24
11/45 KING STREET BAYSWATER VIC 3153	\$586,000	30-Oct-24
5/631 MOUNTAIN HIGHWAY BAYSWATER VIC 3153	\$600,000	26-Aug-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: 22 January 2025

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**4/19 ELM STREET BAYSWATER
VIC 3153**

2 1 1

Sold Price

^{RS} **\$620,000**

Sold Date **28-Oct-24**

Distance **0.64km**



**11/45 KING STREET BAYSWATER
VIC 3153**

2 1 1

Sold Price

\$586,000

Sold Date **30-Oct-24**

Distance **0.89km**



**5/631 MOUNTAIN HIGHWAY
BAYSWATER VIC 3153**

2 1 1

Sold Price

\$600,000

Sold Date **26-Aug-24**

Distance **0.89km**

RS = Recent sale

UN = Undisclosed Sale

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