

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

5/21 KING 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

\$460,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$621,000

Property type

Unit

Suburb

Bayswater

Period-from

01 Jan 2023

to

31 Dec 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

| | | |
|--|-----------|-----------|
| 202/3 BIRCH STREET BAYSWATER VIC 3153 | \$495,000 | 10-Nov-23 |
| 107/3 BIRCH STREET BAYSWATER VIC 3153 | \$495,000 | 09-Oct-23 |
| G01/5 HIGHMOOR AVENUE BAYSWATER VIC 3153 | \$500,000 | 25-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: 08 January 2024



202/3 BIRCH STREET BAYSWATER VIC 3153 Sold Price

^{RS} **\$495,000** Sold Date **10-Nov-23**

2 1 1

Distance **0.71km**

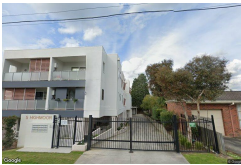


107/3 BIRCH STREET BAYSWATER VIC 3153 Sold Price

\$495,000 Sold Date **09-Oct-23**

2 1 1

Distance **0.7km**



G01/5 HIGHMOOR AVENUE BAYSWATER VIC 3153

Sold Price

\$500,000 Sold Date **25-Sep-23**

- - -

Distance **0.49km**

RS = Recent sale

UN = Undisclosed Sale

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