

## 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

2/3 ARMSTRONG ROAD BAYSWATER VIC 3153

### Indicative selling price

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

Single Price

or range  
between

\$800,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$861,000

Property type

House

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

3/11 EDWARD STREET BAYSWATER VIC 3153	\$870,000	03-Dec-24
1/9 FARNHAM ROAD BAYSWATER VIC 3153	\$945,000	03-Dec-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 January 2025



**3/11 EDWARD STREET  
BAYSWATER VIC 3153**

 4  3  2

Sold Price <sup>RS</sup> **\$870,000** Sold Date **03-Dec-24**

Distance **1.73km**



**1/9 FARNHAM ROAD BAYSWATER  
VIC 3153**

 4  3  2

Sold Price <sup>RS</sup> **\$945,000** Sold Date **03-Dec-24**

Distance **1.54km**

RS = Recent sale

UN = Undisclosed Sale

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