

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

2/22 Grandview Grove 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

\$600,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$617,000

Property type

Unit

Suburb

Bayswater

Period-from

01 Sep 2020

to

31 Aug 2021

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

2/10 Alwyn Street Bayswater VIC 3153	\$600,000	22-Apr-21
6/44 Sinclair Road Bayswater VIC 3153	\$625,000	09-Jun-21
2/21 Grandview Grove Bayswater VIC 3153	\$635,100	08-Jul-21

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: 28 September 2021



2/10 Alwyn Street Bayswater VIC 3153

 2  2  1

Sold Price

\$600,000

Sold Date

22-Apr-21

Distance

0.37km



6/44 Sinclair Road Bayswater VIC 3153

 2  2  1

Sold Price

\$625,000

Sold Date

09-Jun-21

Distance

1.15km



2/21 Grandview Grove Bayswater VIC 3153

 2  1  1

Sold Price

\$635,100

Sold Date

08-Jul-21

Distance

0.06km

RS = Recent sale

UN = Undisclosed Sale

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