

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

3/13 ORCHARD ROAD 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

\$690,000

&

\$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$666,500

Property type

Unit

Suburb

Bayswater

Period-from

01 Nov 2023

to

31 Oct 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

5/13 VIEW ROAD BAYSWATER VIC 3153	\$735,000	21-Sep-24
5/279-287 BAYSWATER ROAD BAYSWATER NORTH VIC 3153	\$722,000	19-Jun-24
14/641 MOUNTAIN HIGHWAY BAYSWATER VIC 3153	\$690,000	17-Jun-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: 11 November 2024



5/13 VIEW ROAD BAYSWATER VIC 3153

Sold Price

^{RS}

\$735,000

Sold Date

21-Sep-24

 3

 2

 2

Distance

0.16km



**5/279-287 BAYSWATER ROAD
BAYSWATER NORTH VIC 3153**

Sold Price

\$722,000

Sold Date

19-Jun-24

 3

 2

 2

Distance

1.43km



**14/641 MOUNTAIN HIGHWAY
BAYSWATER VIC 3153**

Sold Price

\$690,000

Sold Date

17-Jun-24

 3

 2

 2

Distance

0.28km

RS = Recent sale

UN = Undisclosed Sale

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