

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

8/1-3 CONNOLLY CRESCENT BAYSWATER NORTH 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

\$650,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Bayswater North

Period-from

01 Oct 2023

to

30 Sep 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

1/31 HIGH STREET BAYSWATER VIC 3153	\$682,000	19-Aug-24
14/641 MOUNTAIN HIGHWAY BAYSWATER VIC 3153	\$690,000	17-Jun-24
5/440-442 DORSET ROAD BORONIA VIC 3155	\$678,000	22-Jul-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: 23 October 2024

**1/31 HIGH STREET BAYSWATER
VIC 3153**

3 2 2

Sold Price ^{RS} **\$682,000** Sold Date **19-Aug-24**Distance **1.53km****14/641 MOUNTAIN HIGHWAY
BAYSWATER VIC 3153**

3 2 2

Sold Price **\$690,000** Sold Date **17-Jun-24**Distance **1.87km****5/440-442 DORSET ROAD
BORONIA VIC 3155**

3 2 2

Sold Price ^{RS} **\$678,000** ^{UN} Sold Date **22-Jul-24**Distance **1.05km****5/641 MOUNTAIN HIGHWAY
BAYSWATER VIC 3153**

3 2 2

Sold Price **\$660,000** Sold Date **31-May-24**Distance **1.89km****RS** = Recent sale **UN** = Undisclosed Sale

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