

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

1/32 HIGH 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

\$680,000

&

\$705,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$861,944

Property type

House

Suburb

Bayswater

Period-from

01 Apr 2024

to

31 Mar 2025

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

4/89 POWER ROAD BORONIA VIC 3155	\$742,000	09-Dec-24
3/5 KENNETH ROAD BAYSWATER VIC 3153	\$778,000	05-Apr-25
5/84 SCORESBY ROAD BAYSWATER VIC 3153	\$706,000	21-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.~~

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4/89 POWER ROAD BORONIA VIC 3155 Sold Price **\$742,000** Sold Date **09-Dec-24**

3 2 2

Distance **1.39km**



3/5 KENNETH ROAD BAYSWATER VIC 3153 Sold Price ^{RS} **\$778,000** Sold Date **05-Apr-25**

3 2 2

Distance **0.64km**



5/84 SCORESBY ROAD BAYSWATER VIC 3153 Sold Price **\$706,000** Sold Date **21-Dec-24**

3 2 1

Distance **0.63km**

RS = Recent sale **UN** = Undisclosed Sale

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