

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

17/26-32 ELMHURST ROAD 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$639,250

Property type

Unit

Suburb

Bayswater North

Period-from

01 Apr 2021

to

31 Mar 2022

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

25/26-32 ELMHURST ROAD BAYSWATER NORTH VIC 3153	\$530,000	05-Feb-22
1/353 BAYSWATER ROAD BAYSWATER NORTH VIC 3153	\$500,000	06-Dec-21
12/31-35 GLEN PARK ROAD BAYSWATER NORTH VIC 3153	\$556,000	03-Nov-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: 27 April 2022



**25/26-32 ELMHURST ROAD
BAYSWATER NORTH VIC 3153**

 2  1  1

Sold Price **\$530,000** Sold Date **05-Feb-22**

Distance **0.09km**



**1/353 BAYSWATER ROAD
BAYSWATER NORTH VIC 3153**

 2  1  1

Sold Price **\$500,000** Sold Date **06-Dec-21**

Distance **0.45km**



**12/31-35 GLEN PARK ROAD
BAYSWATER NORTH VIC 3153**

 2  1  1

Sold Price **\$556,000** Sold Date **03-Nov-21**

Distance **0.67km**

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

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