

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

8/279-287 BAYSWATER 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$637,500

Property type

Unit

Suburb

Bayswater North

Period-from

01 Sep 2023

to

31 Aug 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

5/279-287 BAYSWATER ROAD BAYSWATER NORTH VIC 3153	\$722,000	19-Jun-24
7/9-11 BAYFIELD ROAD WEST BAYSWATER NORTH VIC 3153	\$743,000	02-May-23
4/9-11 BAYFIELD ROAD WEST BAYSWATER NORTH VIC 3153	\$735,000	21-Sep-23

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 September 2024

Damian Ford

P 03 9735 5677

M 0499 735 567

E damian@nobleknight.com.au

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

3 2 2

Sold Price **\$722,000** Sold Date **19-Jun-24**Distance **0.04km****7/9-11 BAYFIELD ROAD WEST
BAYSWATER NORTH VIC 3153**

3 1 2

Sold Price **\$743,000** Sold Date **02-May-23**Distance **0.43km****4/9-11 BAYFIELD ROAD WEST
BAYSWATER NORTH VIC 3153**

3 1 2

Sold Price **\$735,000** Sold Date **21-Sep-23**Distance **0.44km**

RS = Recent sale

UN = Undisclosed Sale

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