

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

3/11 Edward Street, Bayswater Vic 3153

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$800,000

&

\$880,000

Median sale price

Median price

\$674,000

Property Type

Townhouse

Suburb

Bayswater

Period - From

02/09/2023

to

01/09/2024

Source

REIV

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 six 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	1/1 June Ct BAYSWATER 3153	\$850,500	22/06/2024
2	2/7 Weemala Ct BAYSWATER 3153	\$845,888	19/04/2024
3			

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 six months.

This Statement of Information was prepared on:

02/09/2024 10:24

3/11 Edward Street, Bayswater Vic 3153

McGrath

Maggie Sun

03 9889 8800

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Indicative Selling Price

\$800,000 - \$880,000

Median Townhouse Price

02/09/2023 - 01/09/2024: \$674,000



4 3 2

Property Type: Townhouse

Agent Comments

Comparable Properties



1/1 June Ct BAYSWATER 3153 (REI)

Agent Comments

3 2 -

Price: \$850,500

Method: Auction Sale

Date: 22/06/2024

Property Type: Townhouse (Res)



2/7 Weemala Ct BAYSWATER 3153 (REI/VG)

Agent Comments

3 2 2

Price: \$845,888

Method: Private Sale

Date: 19/04/2024

Property Type: Townhouse (Single)

Land Size: 347 sqm approx

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 six months.

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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