

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

4/4 MYRTLE 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

Bayswater

Period-from

01 May 2024

to

30 Apr 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

| | | |
|-------------------------------------|-----------|-----------|
| 8/28 HIGH STREET BAYSWATER VIC 3153 | \$621,000 | 28-Apr-25 |
| 5/31 HIGH STREET BAYSWATER VIC 3153 | \$600,000 | 13-Mar-25 |
| | | |

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: 26 May 2025


**8/28 HIGH STREET BAYSWATER
VIC 3153**

Sold Price

RS

\$621,000

Sold Date

28-Apr-25
 2

 1

 1

Distance

0.49km

**5/31 HIGH STREET BAYSWATER
VIC 3153**

Sold Price

\$600,000

Sold Date

13-Mar-25
 2

 1

 1

Distance

0.54km

RS = Recent sale

UN = Undisclosed Sale

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