

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

1/2 KENNETH ROAD 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$638,000

Property type

Unit

Suburb

Bayswater

Period-from

01 Apr 2023

to

31 Mar 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

1/639 MOUNTAIN HIGHWAY BAYSWATER VIC 3153	\$790,000	29-Feb-24
1/44 SINCLAIR ROAD BAYSWATER VIC 3153	\$755,800	11-Nov-23
7/39 ELMHURST ROAD BAYSWATER NORTH VIC 3153	\$770,000	03-Apr-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.~~

This Statement of Information was prepared on: 22 April 2024



**1/639 MOUNTAIN HIGHWAY
BAYSWATER VIC 3153**

 3  2  2

Sold Price ^{RS} **\$790,000** ^{UN} Sold Date **29-Feb-24**

Distance **1.39km**



**1/44 SINCLAIR ROAD BAYSWATER
VIC 3153**

 3  2  2

Sold Price **\$755,800** Sold Date **11-Nov-23**

Distance **0.27km**



**7/39 ELMHURST ROAD
BAYSWATER NORTH VIC 3153**

 3  2  2

Sold Price ^{RS} **\$770,000** ^{UN} Sold Date **03-Apr-24**

Distance **1.76km**

RS = Recent sale

UN = Undisclosed Sale

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