

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

1/25 Myrtle Street, Bayswater Vic 3153

Indicative selling price

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

Range between \$595,000 & \$650,000

Median sale price

Median price \$630,000 Property Type Unit Suburb Bayswater

Period - From 01/10/2022 to 30/09/2023 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	1/4 Woodmason Rd BORONIA 3155	\$686,500	08/11/2023
2	15/40-46 Elmhurst Rd BAYSWATER NORTH 3153	\$600,000	28/11/2023
3	2/16 Stud Rd BAYSWATER 3153	\$595,000	14/09/2023

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:

01/12/2023 15:39



Rooms: 3
Property Type: Unit
Agent Comments

Indicative Selling Price
\$595,000 - \$650,000
Median Unit Price
Year ending September 2023: \$630,000

Comparable Properties



1/4 Woodmason Rd BORONIA 3155 (REI)

Agent Comments



Price: \$686,500
Method: Private Sale
Date: 08/11/2023
Property Type: Unit
Land Size: 435 sqm approx



15/40-46 Elmhurst Rd BAYSWATER NORTH 3153 (REI)

Agent Comments



Price: \$600,000
Method: Private Sale
Date: 28/11/2023
Property Type: Unit
Land Size: 174 sqm approx



2/16 Stud Rd BAYSWATER 3153 (REI/VG)

Agent Comments



Price: \$595,000
Method: Sold Before Auction
Date: 14/09/2023
Property Type: Unit
Land Size: 171 sqm approx

Account - Ray White Croydon | P: 03 9725 7444