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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$595,000		&		\$650,000			
Median sale pi	rice							
Median price	\$630,000	Pro	operty Type	Unit			Suburb	Bayswater
Period - From	01/10/2022	to	30/09/2023		So	urce	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.

Ade	dress 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



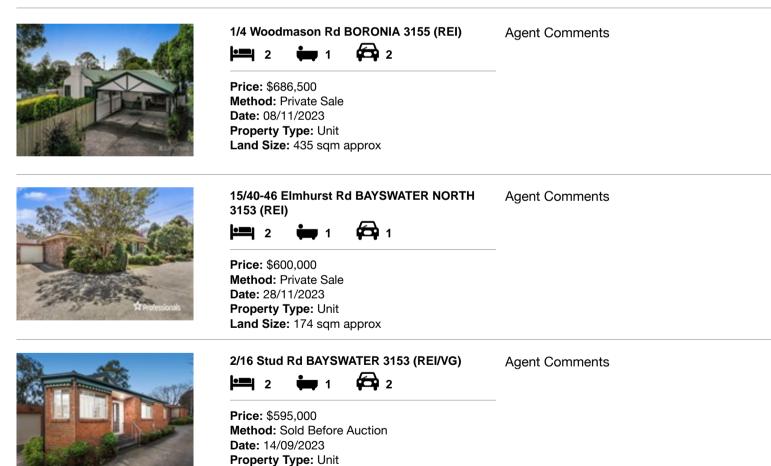






Rooms: 3 Property Type: Unit Agent Comments Indicative Selling Price \$595,000 - \$650,000 Median Unit Price Year ending September 2023: \$630,000

Comparable Properties



Account - Ray White Croydon | P: 03 9725 7444



propertydata com.au

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Land Size: 171 sqm approx

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.