

## 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

1/39 HIGH STREET BAYSWATER VIC 3153

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$639,000

Property type

Unit

Suburb

Bayswater

Period-from

01 Sep 2022

to

31 Aug 2023

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

7/39 HIGH STREET BAYSWATER VIC 3153	\$685,000	26-Jun-23
1/1A PINE ROAD BAYSWATER VIC 3153	\$665,000	17-Jun-23
9/21 HIGH STREET BAYSWATER VIC 3153	\$660,000	03-Jun-23

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: 25 September 2023



**7/39 HIGH STREET BAYSWATER  
VIC 3153**

3 3 1

Sold Price

**\$685,000**

Sold Date

**26-Jun-23**

Distance

**0.03km**



**1/1A PINE ROAD BAYSWATER VIC  
3153**

3 2 1

Sold Price

<sup>RS</sup> **\$665,000**

Sold Date

**17-Jun-23**

Distance

**0.17km**



**9/21 HIGH STREET BAYSWATER  
VIC 3153**

3 2 1

Sold Price

<sup>RS</sup> **\$660,000**

Sold Date

**03-Jun-23**

Distance

**0.18km**

RS = Recent sale

UN = Undisclosed Sale

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