

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

1/6 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

\$600,000

&

\$660,000

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

2/10 GROGAN COURT BAYSWATER VIC 3153	800000	15-Mar-24
12/279-287 BAYSWATER ROAD BAYSWATER NORTH VIC 3153	670000	28-Mar-24
2/8 SINCLAIR ROAD BAYSWATER VIC 3153	712000	06-Mar-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: 24 April 2024



**2/10 GROGAN COURT
 BAYSWATER VIC 3153**

3 2 2

Sold Price ^{RS} **800000** ^{UN} Sold Date **15-Mar-24**

Distance **1.4km**



**12/279-287 BAYSWATER ROAD
 BAYSWATER NORTH VIC 3153**

3 1 1

Sold Price ^{RS} **670000** Sold Date **28-Mar-24**

Distance **1.85km**



**2/8 SINCLAIR ROAD BAYSWATER
 VIC 3153**

3 1 1

Sold Price ^{RS} **712000** ^{UN} Sold Date **06-Mar-24**

Distance **1.03km**

RS = Recent sale UN = Undisclosed Sale

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