

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

105/7 BIRCH 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

\$470,000

&

\$510,000

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

105/13 KING STREET BAYSWATER VIC 3153	470000	02-Feb-24
2/24-28 STUD ROAD BAYSWATER VIC 3153	466000	13-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: 17 April 2024



**105/13 KING STREET BAYSWATER
VIC 3153**

Sold Price

470000

Sold Date **02-Feb-24**

 2  1  1

Distance **0.75km**



**2/24-28 STUD ROAD BAYSWATER
VIC 3153**

Sold Price

^{RS} **466000**

Sold Date **13-Apr-24**

 2  1  1

Distance **1.12km**

RS = Recent sale

UN = Undisclosed Sale

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