

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

12 MARLBOROUGH ROAD 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

\$730,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$845,000

Property type

House

Suburb

Bayswater

Period-from

01 Jan 2023

to

31 Dec 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

3-5 HAMILTON ROAD BAYSWATER NORTH VIC 3153	\$730,000	20-Dec-23
7 ERNEST STREET BAYSWATER VIC 3153	\$735,000	25-Sep-23
178 BEDFORD ROAD HEATHMONT VIC 3135	\$752,000	26-Jul-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: 17 January 2024

Renata Illingworth

M 9762 6666

E boronia@barryplant.com.au



3-5 HAMILTON ROAD BAYSWATER Sold Price ^{RS} **\$730,000** ^{UN} Sold Date **20-Dec-23**
NORTH VIC 3153

 3  1  2

Distance **1.91km**



7 ERNEST STREET BAYSWATER Sold Price **\$735,000** Sold Date **25-Sep-23**
VIC 3153

 3  1  1

Distance **0.71km**



178 BEDFORD ROAD HEATHMONT Sold Price **\$752,000** Sold Date **26-Jul-23**
VIC 3135

 2  2  -

Distance **1.72km**

RS = Recent sale

UN = Undisclosed Sale

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