

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

15/30 Elizabeth Street, Bayswater Vic 3153
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$500,000

 &

\$550,000

Median sale price

Median price

\$640,000

 Property Type

Unit

 Suburb

Bayswater

Period - From

01/01/2023

 to

31/03/2023

 Source

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.

	Address of comparable property	Price	Date of sale
1	2/30 Narcissus Av BORONIA 3155	\$550,000	17/03/2023
2	3/26 Cullis Pde BAYSWATER 3153	\$545,000	28/02/2023
3	4/16 Neilson St BAYSWATER 3153	\$542,500	11/04/2023

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:

23/06/2023 11:12

15/30 Elizabeth Street, Bayswater Vic 3153

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Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
March quarter 2023: \$640,000

Comparable Properties



2/30 Narcissus Av BORONIA 3155 (REI/VG)

Agent Comments



Price: \$550,000
Method: Private Sale
Date: 17/03/2023
Property Type: Unit
Land Size: 238 sqm approx



3/26 Cullis Pde BAYSWATER 3153 (REI/VG)

Agent Comments



Price: \$545,000
Method: Private Sale
Date: 28/02/2023
Rooms: 3
Property Type: Unit



4/16 Neilson St BAYSWATER 3153 (REI/VG)

Agent Comments



Price: \$542,500
Method: Private Sale
Date: 11/04/2023
Property Type: Unit
Land Size: 181 sqm approx

Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354