## 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

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$500,000		&		\$550,000					
Median sale pi	rice									
Median price	\$640,000	Pro	operty Type	Unit			Suburb	Bayswater		
Period - From	01/01/2023	to	31/03/2023		So	urce	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.

Add	dress 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







Property Type: Flat/Unit/Apartment (Res) Agent Comments Christopher Clerke 03 9725 0000 0459 101 811 chrisclerke@methven.com.au

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)



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

Agent Comments

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)



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



propertydata

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