## 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

15/40-46 Elmhurst Road, Bayswater North Vic 3153

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$580,000		&		\$610,000				
Median sale p	rice								
Median price	\$685,000	Pro	operty Type	Unit			Suburb	Bayswater North	
Period - From	01/07/2023	to	30/09/2023		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.

Ad	dress of comparable property	Price	Date of sale
1	1/24-28 Glen Park Rd BAYSWATER NORTH 3153	\$605,000	20/09/2023
2	5/21 Elmhurst Rd BAYSWATER NORTH 3153	\$595,000	19/06/2023
3	7/275 Canterbury Rd BAYSWATER NORTH 3153	\$590,000	07/06/2023

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:

08/11/2023 14:14



15/40-46 Elmhurst Road, Bayswater North 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 \$580,000 - \$610,000 Median Unit Price September quarter 2023: \$685,000

# **Comparable Properties**



1/24-28 Glen Park Rd BAYSWATER NORTH 3153 (REI)



Price: \$605,000 Method: Private Sale Date: 20/09/2023 Property Type: Unit



5/21 Elmhurst Rd BAYSWATER NORTH 3153 Agent Comments (REI/VG)



Price: \$595,000 Method: Sold Before Auction Date: 19/06/2023 Property Type: Unit



7/275 Canterbury Rd BAYSWATER NORTH 3153 (REI/VG)

Agent Comments

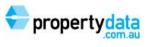
Agent Comments



Price: \$590,000 Method: Private Sale Date: 07/06/2023 Property Type: Unit Land Size: 272 sqm approx

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





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