

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 between \$580,000 & \$610,000

Median sale price

Median price \$685,000 Property Type Unit Suburb Bayswater North

Period - From 01/07/2023 to 30/09/2023 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	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



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Indicative Selling Price

\$580,000 - \$610,000

Median Unit Price

September quarter 2023: \$685,000



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

Comparable Properties



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

Agent Comments



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



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

Agent Comments



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



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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