

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

16/40-46 ELMHURST ROAD BAYSWATER NORTH 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

\$490,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Bayswater North

Period-from

01 Aug 2022

to

31 Jul 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

19/36 ELMHURST ROAD BAYSWATER NORTH VIC 3153	\$492,000	18-Jun-23
2/6 RAILWAY PARADE BAYSWATER VIC 3153	\$502,000	06-Jun-23
29/346-354 BAYSWATER ROAD BAYSWATER NORTH VIC 3153	\$555,000	16-Apr-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: 22 August 2023


**19/36 ELMHURST ROAD
BAYSWATER NORTH VIC 3153**
 2
  1
  1

 Sold Price **\$492,000** Sold Date **18-Jun-23**

 Distance **0.13km**

**2/6 RAILWAY PARADE
BAYSWATER VIC 3153**
 2
  1
  1

 Sold Price **\$502,000** Sold Date **06-Jun-23**

 Distance **0.3km**

**29/346-354 BAYSWATER ROAD
BAYSWATER NORTH VIC 3153**
 2
  1
  1

 Sold Price **\$555,000** Sold Date **16-Apr-23**

 Distance **0.34km**

RS = Recent sale

UN = Undisclosed Sale

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