

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

2/17 BIRCH STREET BAYSWATER 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

\$780,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Bayswater

Period-from

01 Jun 2023

to

31 May 2024

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

2/17 CULLIS PARADE BAYSWATER VIC 3153	\$836,500	30-May-24
1/2 KENNETH ROAD BAYSWATER VIC 3153	\$795,000	25-May-24
3/42 BIRCH STREET BAYSWATER VIC 3153	\$905,000	13-Apr-24

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: 20 June 2024



2/17 CULLIS PARADE BAYSWATER Sold Price

^{RS} **\$836,500** Sold Date **30-May-24**

3 2 2

Distance **0.79km**



1/2 KENNETH ROAD BAYSWATER Sold Price

^{RS} **\$795,000** Sold Date **25-May-24**

3 2 2

Distance **1.21km**



3/42 BIRCH STREET BAYSWATER Sold Price

^{RS} **\$905,000** Sold Date **13-Apr-24**

3 2 2

Distance **0.29km**

RS = Recent sale **UN** = Undisclosed Sale

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