

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

2/2 ARMSTRONG ROAD 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

\$590,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$638,000

Property type

Unit

Suburb

Bayswater

Period-from

01 Apr 2023

to

31 Mar 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

3/45 ORCHARD ROAD BAYSWATER VIC 3153	\$635,000	14-Mar-24
1/18 ELM STREET BAYSWATER VIC 3153	\$623,000	12-Mar-24
2/3 GRANDVIEW GROVE BAYSWATER VIC 3153	\$650,000	14-Feb-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: 11 April 2024



**3/45 ORCHARD ROAD
BAYSWATER VIC 3153**

2 1 2

Sold Price

^{RS} **\$635,000**

Sold Date **14-Mar-24**

Distance **0.23km**



**1/18 ELM STREET BAYSWATER VIC
3153**

2 1 1

Sold Price

^{RS} **\$623,000**

Sold Date **12-Mar-24**

Distance **0.45km**



**2/3 GRANDVIEW GROVE
BAYSWATER VIC 3153**

2 1 1

Sold Price

\$650,000

Sold Date **14-Feb-24**

Distance **0.7km**

RS = Recent sale

UN = Undisclosed Sale

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