

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

2/40-46 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

\$560,000

&

\$615,000

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

4/47 ELMHURST ROAD BAYSWATER NORTH VIC 3153	\$591,000	22-Jul-23
5/21 ELMHURST ROAD BAYSWATER NORTH VIC 3153	\$595,000	19-Jun-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: 29 August 2023



**4/47 ELMHURST ROAD
BAYSWATER NORTH VIC 3153**

 2  1  1

Sold Price ^{RS} **\$591,000** Sold Date **22-Jul-23**

Distance **0.14km**



**5/21 ELMHURST ROAD
BAYSWATER NORTH VIC 3153**

 2  1  1

Sold Price ^{RS} **\$595,000** Sold Date **19-Jun-23**

Distance **0.2km**

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

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