

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

24/346-354 BAYSWATER 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Bayswater North

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

35/26-32 ELMHURST ROAD BAYSWATER NORTH VIC 3153	\$605,000	16-May-24
6/12-14 ELMHURST ROAD BAYSWATER NORTH VIC 3153	\$617,000	05-May-16
2/49 HAMILTON ROAD BAYSWATER NORTH VIC 3153	\$580,000	20-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

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**35/26-32 ELMHURST ROAD
 BAYSWATER NORTH VIC 3153**

 2  1  1

Sold Price ^{RS} **\$605,000** Sold Date **16-May-24**

Distance **0.27km**



**6/12-14 ELMHURST ROAD
 BAYSWATER NORTH VIC 3153**

 2  1  1

Sold Price **\$617,000** Sold Date **05-May-16**

Distance **0.25km**



**2/49 HAMILTON ROAD
 BAYSWATER NORTH VIC 3153**

 2  1  1

Sold Price **\$580,000** Sold Date **20-Apr-24**

Distance **0.81km**

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

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