

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 3/16 Dunlop Avenue, Bayswater North, VIC 3153

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price or range between \$600,000 & \$620,000

Median sale price

Median price \$630,000 Property type Unit Suburb Bayswater North
Period - From 06/06/2023 to 05/06/2024 Source pdol

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

| | Address of comparable property | Price | Date of sale |
|---|---|-----------|--------------|
| 1 | 6/ 12-14 Elmhurst Rd, Bayswater North Vic | \$617,000 | 18/05/2024 |
| 2 | 35/ 26-32 Elmhurst Rd, Bayswater North Vic | \$605,000 | 16/05/2024 |
| 3 | 20/ 25-29 Glen Park Rd, BAYSWATER NORTH Vic | \$625,000 | 23/04/2024 |

This Statement of Information was prepared on: 06/06/2024

