

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 Stud Road, Bayswater Vic 3153

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$640,000 Property Type Unit Suburb Bayswater

Period - From 01/01/2023 to 31/12/2023 Source REIV

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 six 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
1	2/39 High St BAYSWATER 3153	\$660,000	24/11/2023
2	3/39 High St BAYSWATER 3153	\$637,000	28/10/2023
3	9/3 Ashley St WANTIRNA 3152	\$629,000	14/10/2023

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 six months.~~

This Statement of Information was prepared on:

13/02/2024 16:16



3 1 2

Rooms: 4
Property Type: Unit
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median Unit Price
Year ending December 2023: \$640,000

Comparable Properties



2/39 High St BAYSWATER 3153 (REI/VG)

Agent Comments

3 3 1

Price: \$660,000
Method: Private Sale
Date: 24/11/2023
Property Type: Townhouse (Single)



3/39 High St BAYSWATER 3153 (REI/VG)

Agent Comments

3 3 2

Price: \$637,000
Method: Auction Sale
Date: 28/10/2023
Property Type: Townhouse (Single)



9/3 Ashley St WANTIRNA 3152 (REI/VG)

Agent Comments

3 3 2

Price: \$629,000
Method: Auction Sale
Date: 14/10/2023
Property Type: Unit

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