

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

3/4 ALWYN STREET 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

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$637,000

Property type

Unit

Suburb

Bayswater

Period-from

01 May 2023

to

30 Apr 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

8/16-18 ELMHURST ROAD BAYSWATER NORTH VIC 3153	\$530,000	02-Apr-24
2/301 BORONIA ROAD BORONIA VIC 3155	\$560,000	05-Jan-24
17/37-41 GLEN PARK ROAD BAYSWATER NORTH VIC 3153	\$566,500	18-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: 07 May 2024



**8/16-18 ELMHURST ROAD
BAYSWATER NORTH VIC 3153**

2 1 1

Sold Price ^{RS} **\$530,000** Sold Date **02-Apr-24**

Distance **0.96km**



**2/301 BORONIA ROAD BORONIA
VIC 3155**

2 1 1

Sold Price **\$560,000** Sold Date **05-Jan-24**

Distance **1.85km**



**17/37-41 GLEN PARK ROAD
BAYSWATER NORTH VIC 3153**

2 1 1

Sold Price ^{RS} **\$566,500** Sold Date **18-Apr-24**

Distance **1.48km**

RS = Recent sale

UN = Undisclosed Sale

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