

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

3/42 BIRCH 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$639,000

Property type

Unit

Suburb

Bayswater

Period-from

01 Mar 2023

to

29 Feb 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

1/466 BORONIA ROAD WANTIRNA SOUTH VIC 3152	750000	02-Dec-23
2/5 NEAL STREET BAYSWATER VIC 3153	836000	09-Dec-23
4/8 FALCONER ROAD BORONIA VIC 3155	835000	16-Nov-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: 18 March 2024



1/466 BORONIA ROAD WANTIRNA SOUTH VIC 3152 Sold Price **750000** Sold Date **02-Dec-23**

3 1 2

Distance **1.33km**



2/5 NEAL STREET BAYSWATER VIC 3153 Sold Price **836000** Sold Date **09-Dec-23**

3 2 2

Distance **1.02km**



4/8 FALCONER ROAD BORONIA VIC 3155 Sold Price **835000** Sold Date **16-Nov-23**

3 2 2

Distance **1.73km**

RS = Recent sale UN = Undisclosed Sale

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