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

3/9 Ash Grove, Bayswater Vic 3153

Indicative selling price

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

Range between | $790,000 | & | $850,000

Median sale price

| Median price | $880,000 | Property Type | House | Suburb | Bayswater |
| Period - From | 01/04/2023 | to | 31/03/2024 | 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	2/12 Westham Cr BAYSWATER 3153	$865,000	05/03/2024
2	2/17 Cullis Pde BAYSWATER 3153	$836,500	28/05/2024
3	3/3 Maple St BAYSWATER 3153	$800,000	12/04/2024

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: | 28/06/2024 11:47

CONSUMER AFFAIRS VICTORIA

Harcourts

🛏 3   🛁 -   🚗

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$790,000 - $850,000
Median House Price
Year ending March 2024: $880,000

Unit 3

*These floor plans are an approximate guide only and are subject to change.

Comparable Properties

2/12 Westham Cr BAYSWATER 3153 (REI/VG)

🛏 3   🛁 2   🚗 2

Price: $865,000
Method: Private Sale
Date: 05/03/2024
Property Type: Unit

Agent Comments

2/17 Cullis Pde BAYSWATER 3153 (REI)

🛏 3   🛁 2   🚗 2

Price: $836,500
Method: Private Sale
Date: 28/05/2024
Rooms: 8
Property Type: Unit
Land Size: 556 sqm approx

Agent Comments

3/3 Maple St BAYSWATER 3153 (REI/VG)

🛏 3   🛁 2   🚗 2

Price: $800,000
Method: Sold Before Auction
Date: 12/04/2024
Property Type: Unit

Agent Comments

Account - Harcourts Vermont South | P: 03 98861008