

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

4/10 ELM 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

\$580,000

&

\$620,000

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

2/3 JAMES STREET BAYSWATER VIC 3153	\$580,000	07-Jan-24
6/631 MOUNTAIN HIGHWAY BAYSWATER VIC 3153	\$597,000	28-Mar-24
13/45 KING STREET BAYSWATER VIC 3153	\$610,000	30-Mar-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: 24 May 2024



**2/3 JAMES STREET BAYSWATER
VIC 3153**

2 2 1

Sold Price

\$580,000

Sold Date

07-Jan-24

Distance

0.55km



**6/631 MOUNTAIN HIGHWAY
BAYSWATER VIC 3153**

2 1 1

Sold Price

\$597,000

Sold Date

28-Mar-24

Distance

0.25km



**13/45 KING STREET BAYSWATER
VIC 3153**

2 1 1

Sold Price

\$610,000

Sold Date

30-Mar-24

Distance

0.79km

RS = Recent sale

UN = Undisclosed Sale

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