

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

4/15 VIEW ROAD 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

\$780,000

&

\$830,000

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

1/16 ORCHARD ROAD BAYSWATER VIC 3153	\$785,000	20-May-24
2/12 WESTHAM CRESCENT BAYSWATER VIC 3153	\$865,000	05-Mar-24
3/42 BIRCH STREET BAYSWATER VIC 3153	\$905,000	13-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: 30 May 2024



1/16 ORCHARD ROAD BAYSWATER VIC 3153 Sold Price ^{RS} **\$785,000** Sold Date **20-May-24**
 Distance **0.1km**
 3 2 2



2/12 WESTHAM CRESCENT BAYSWATER VIC 3153 Sold Price **\$865,000** Sold Date **05-Mar-24**
 Distance **0.28km**
 3 2 2



3/42 BIRCH STREET BAYSWATER VIC 3153 Sold Price ^{RS} **\$905,000** Sold Date **13-Apr-24**
 Distance **0.77km**
 3 2 2

RS = Recent sale UN = Undisclosed Sale

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