

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 GRANDVIEW GROVE 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$860,500

Property type

House

Suburb

Bayswater

Period-from

01 Jun 2023

to

31 May 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

11 SINCLAIR ROAD BAYSWATER VIC 3153	\$1,000,000	30-Mar-24
48 SCORESBY ROAD BAYSWATER VIC 3153	\$1,064,000	10-Feb-24
2 ALWYN STREET BAYSWATER VIC 3153	\$1,100,000	01-Feb-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: 25 June 2024

**11 SINCLAIR ROAD BAYSWATER
VIC 3153**

3 1 2

Sold Price

^{RS} **\$1,000,000**

Sold Date

30-Mar-24

Distance

0.97km**48 SCORESBY ROAD BAYSWATER
VIC 3153**

3 1 3

Sold Price

\$1,064,000

Sold Date

10-Feb-24

Distance

0.63km**2 ALWYN STREET BAYSWATER
VIC 3153**

3 2 2

Sold Price

\$1,100,000

Sold Date

01-Feb-24

Distance

0.21km

RS = Recent sale

UN = Undisclosed Sale

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