

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

5/4 MYRTLE 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

\$650,000

Property type

Unit

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

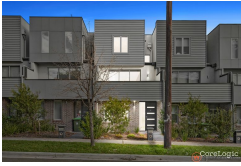
Date of sale

3/631 MOUNTAIN HIGHWAY BAYSWATER VIC 3153	\$597,000	06-May-24
1/85 ORANGE GROVE BAYSWATER VIC 3153	\$660,000	24-Feb-24
3/45 ORCHARD ROAD BAYSWATER VIC 3153	\$635,000	05-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 June 2024



**3/631 MOUNTAIN HIGHWAY
 BAYSWATER VIC 3153**

2 1 1

Sold Price **\$597,000** Sold Date **06-May-24**

Distance **0.41km**



**1/85 ORANGE GROVE
 BAYSWATER VIC 3153**

2 1 2

Sold Price **\$660,000** Sold Date **24-Feb-24**

Distance **0.51km**



**3/45 ORCHARD ROAD
 BAYSWATER VIC 3153**

2 1 2

Sold Price **\$635,000** Sold Date **05-Mar-24**

Distance **0.69km**

RS = Recent sale UN = Undisclosed Sale

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