

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

6/30 BRANCH ROAD BAYSWATER NORTH 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

\$660,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Bayswater North

Period-from

01 Dec 2022

to

30 Nov 2023

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

5/9-11 BAYFIELD ROAD WEST BAYSWATER NORTH VIC 3153	\$685,000	14-Jul-23
5/30 BRANCH ROAD BAYSWATER NORTH VIC 3153	\$685,000	13-Oct-23
32A BRANCH ROAD BAYSWATER NORTH VIC 3153	\$682,000	01-Aug-23

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: 20 December 2023



**5/9-11 BAYFIELD ROAD WEST
BAYSWATER NORTH VIC 3153**

3 1 2

Sold Price **\$685,000** Sold Date **14-Jul-23**

Distance **0.36km**



**5/30 BRANCH ROAD BAYSWATER
NORTH VIC 3153**

2 1 2

Sold Price Sold Date **13-Oct-23**

Distance **0.02km**



**32A BRANCH ROAD BAYSWATER
NORTH VIC 3153**

2 1 2

Sold Price **\$682,000** Sold Date **01-Aug-23**

Distance **0.08km**

RS = Recent sale

UN = Undisclosed Sale

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