

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

6/8-10 FARNHAM 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$638,000

Property type

Unit

Suburb

Bayswater

Period-from

01 Apr 2023

to

31 Mar 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

9 WILLISON STREET BAYSWATER VIC 3153	\$670,000	18-Jan-24
2/29 BIRCH STREET BAYSWATER VIC 3153	\$701,000	15-Apr-24
1/25 MYRTLE STREET BAYSWATER VIC 3153	\$700,000	20-Dec-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: 29 April 2024



9 WILLISON STREET BAYSWATER VIC 3153

2
 1
 1

Sold Price

\$670,000

Sold Date

18-Jan-24

Distance

0.6km



2/29 BIRCH STREET BAYSWATER VIC 3153

2
 1
 2

Sold Price

^{RS} **\$701,000**

Sold Date

15-Apr-24

Distance

1.11km



1/25 MYRTLE STREET BAYSWATER VIC 3153

2
 1
 1

Sold Price

\$700,000

Sold Date

20-Dec-23

Distance

0.73km

RS = Recent sale

UN = Undisclosed Sale

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