

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

7/22 CHURCH 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

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$639,000

Property type

Unit

Suburb

Bayswater

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

1/20 CHURCH STREET BAYSWATER VIC 3153	\$575,000	29-Oct-23
2/15 BIRCH STREET BAYSWATER VIC 3153	\$605,000	08-Jul-23
6/22 HIGH STREET BAYSWATER VIC 3153	\$630,000	25-Jul-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: 05 December 2023



**1/20 CHURCH STREET
 BAYSWATER VIC 3153**

 2  1  1

Sold Price ^{RS} **\$575,000** Sold Date **29-Oct-23**

Distance **0.08km**

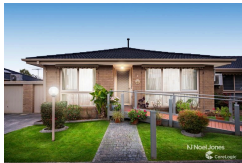


**2/15 BIRCH STREET BAYSWATER
 VIC 3153**

 2  1  2

Sold Price **\$605,000** Sold Date **08-Jul-23**

Distance **0.84km**



**6/22 HIGH STREET BAYSWATER
 VIC 3153**

 2  1  1

Sold Price **\$630,000** Sold Date **25-Jul-23**

Distance **0.93km**

RS = Recent sale

UN = Undisclosed Sale

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