

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

7/39 ELMHURST 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

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

Unit

Suburb

Bayswater North

Period-from

01 Mar 2023

to

29 Feb 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

7/19 ELMHURST ROAD BAYSWATER NORTH VIC 3153	\$875,000	21-Dec-23
3/95 SCORESBY ROAD BAYSWATER VIC 3153	\$850,000	10-Dec-23
14/191-193 BAYSWATER ROAD BAYSWATER NORTH VIC 3153	\$830,000	21-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: 08 March 2024


**7/19 ELMHURST ROAD
BAYSWATER NORTH VIC 3153**

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 Sold Price **\$875,000** Sold Date **21-Dec-23**

 Distance **0.14km**

**3/95 SCORESBY ROAD
BAYSWATER VIC 3153**

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 Sold Price ^{RS} **\$850,000** Sold Date **10-Dec-23**

 Distance **1.72km**

**14/191-193 BAYSWATER ROAD
BAYSWATER NORTH VIC 3153**

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 Sold Price ^{RS} **\$830,000** Sold Date **21-Feb-24**

 Distance **1.71km**

RS = Recent sale

UN = Undisclosed Sale

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