

# 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 9/22 Neilson Street, Bayswater Vic 3153

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$480,000 & \$520,000

### Median sale price

Median price \$648,000 Property Type Unit Suburb Bayswater

Period - From 01/01/2024 to 31/03/2024 Source REIV

### 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 six 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	22/30 Elizabeth St BAYSWATER 3153	\$500,000	13/12/2023
2	1/33 Begonia Av BAYSWATER 3153	\$495,000	22/11/2023
3	2/36 Begonia Av BAYSWATER 3153	\$491,000	09/12/2023

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 six months.~~

This Statement of Information was prepared on: 08/07/2024 14:10



**Property Type:** Unit

Agent Comments

## Comparable Properties



**22/30 Elizabeth St BAYSWATER 3153 (REI/VG)** Agent Comments



**Price:** \$500,000

**Method:** Private Sale

**Date:** 13/12/2023

**Property Type:** Unit

**Land Size:** 352 sqm approx



**1/33 Begonia Av BAYSWATER 3153 (REI/VG)** Agent Comments



**Price:** \$495,000

**Method:** Private Sale

**Date:** 22/11/2023

**Property Type:** Unit

**Land Size:** 148 sqm approx



**2/36 Begonia Av BAYSWATER 3153 (REI/VG)** Agent Comments



**Price:** \$491,000

**Method:** Auction Sale

**Date:** 09/12/2023

**Property Type:** Unit

**Land Size:** 174 sqm approx