

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

1/10 Victoria 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$812,750

Property type

House

Suburb

Bayswater

Period-from

01 Sep 2020

to

31 Aug 2021

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

| | | |
|--|-----------|-----------|
| 2 Wiltshire Avenue Bayswater VIC 3153 | \$680,000 | 21-Jul-21 |
| 1/14 Phyllis Street Bayswater VIC 3153 | \$624,000 | 12-Jun-21 |
| 1/4 Whithers Road Bayswater VIC 3153 | \$687,000 | 31-Aug-21 |

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.~~

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2 Wiltshire Avenue Bayswater VIC 3153

 3  1  2

Sold Price

^{RS} **\$680,000**

Sold Date

21-Jul-21

Distance

0.25km



1/14 Phyllis Street Bayswater VIC 3153

 3  1  2

Sold Price

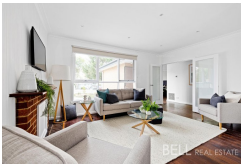
\$624,000

Sold Date

12-Jun-21

Distance

1.71km



1/4 Whithers Road Bayswater VIC 3153

 3  1  1

Sold Price

^{RS} **\$687,000**

Sold Date

31-Aug-21

Distance

2.3km

RS = Recent sale **UN** = Undisclosed Sale

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