

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

6/17-19 MYRTLE 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$646,000

Property type

Unit

Suburb

Bayswater

Period-from

01 Aug 2023

to

31 Jul 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

2/5 MYRTLE STREET BAYSWATER VIC 3153	\$770,000	18-Jun-24
1/2 KENNETH ROAD BAYSWATER VIC 3153	\$795,000	25-May-24
3/12 WHITE AVENUE BAYSWATER NORTH VIC 3153	\$820,000	25-Jun-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: 07 August 2024



2/5 MYRTLE STREET BAYSWATER VIC 3153

Sold Price

^{RS} \$770,000

Sold Date

18-Jun-24

 3  2  2

Distance

0.23km



1/2 KENNETH ROAD BAYSWATER VIC 3153

Sold Price

^{RS} \$795,000

Sold Date

25-May-24

 3  2  2

Distance

0.88km



3/12 WHITE AVENUE BAYSWATER NORTH VIC 3153

Sold Price

^{RS} \$820,000

Sold Date

25-Jun-24

 3  2  2

Distance

1.52km

RS = Recent sale

UN = Undisclosed Sale

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