

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

4 KEELER AVENUE 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$870,000

Property type

House

Suburb

Bayswater

Period-from

01 Mar 2021

to

28 Feb 2022

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

6 MITRE CRESCENT BAYSWATER VIC 3153	\$808,000	28-Oct-21
74 BEGONIA AVENUE BAYSWATER VIC 3153	\$840,000	05-Feb-22
71 ORANGE GROVE BAYSWATER VIC 3153	\$870,000	29-Nov-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.~~

This Statement of Information was prepared on: 29 March 2022



6 MITRE CRESCENT BAYSWATER VIC 3153

3 1 1

Sold Price **\$808,000** Sold Date **28-Oct-21**

Distance **0.41km**



74 BEGONIA AVENUE BAYSWATER VIC 3153

3 1 1

Sold Price ^{RS} **\$840,000** Sold Date **05-Feb-22**

Distance **0.48km**



71 ORANGE GROVE BAYSWATER VIC 3153

3 1 1

Sold Price **\$870,000** Sold Date **29-Nov-21**

Distance **0.34km**

RS = Recent sale

UN = Undisclosed Sale

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