

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

1/18 ALWYN 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$639,000

Property type

Unit

Suburb

Bayswater

Period-from

01 Nov 2022

to

31 Oct 2023

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

1/316 CANTERBURY ROAD BAYSWATER NORTH VIC 3153	\$660,000	04-Aug-23
11A RAILWAY PARADE BAYSWATER VIC 3153	\$686,000	30-May-23
2/639 MOUNTAIN HIGHWAY BAYSWATER VIC 3153	\$675,000	01-Nov-23

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: 20 November 2023


**1/316 CANTERBURY ROAD
BAYSWATER NORTH VIC 3153**

 3
  2
  2

Sold Price **\$660,000** Sold Date **04-Aug-23**

Distance **1.28km**


**11A RAILWAY PARADE
BAYSWATER VIC 3153**

 3
  2
  2

Sold Price **\$686,000** Sold Date **30-May-23**

Distance **0.45km**


**2/639 MOUNTAIN HIGHWAY
BAYSWATER VIC 3153**

 3
  2
  2

Sold Price ^{RS} **\$675,000** Sold Date **01-Nov-23**

Distance **0.41km**

RS = Recent sale

UN = Undisclosed Sale

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