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	3/33 Elm Street, Bayswater Vic 3153

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $650,000 & $710,000

Median sale price

Median price $640,000 Property Type Unit Suburb Bayswater

Period - From 01/01/2023 to 31/03/2023 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.

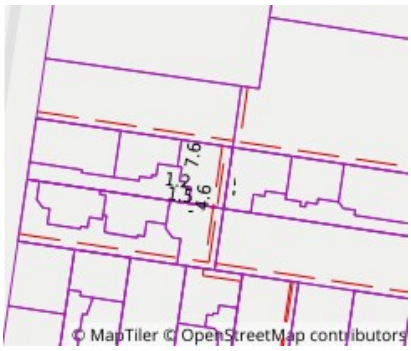
	Address of comparable property	Price	Date of sale
1	51 Kumala Rd BAYSWATER 3153	$695,000	08/03/2023
2	1 Strahan Ct BORONIA 3155	$690,000	29/10/2022
3	3/2 Tunstall Av BORONIA 3155	$650,000	04/03/2023

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: 21/04/2023 16:33

Harcourts



2 1 1

Rooms: 3
Property Type: Unit
Land Size: 225 sqm approx

Agent Comments

Indicative Selling Price
$650,000 - $710,000
Median Unit Price
March quarter 2023: $640,000

Comparable Properties



51 Kumala Rd BAYSWATER 3153 (REI)

2 1 2

Price: $695,000
Method: Private Sale
Date: 08/03/2023
Rooms: 3
Property Type: House (Res)
Land Size: 256 sqm approx

Agent Comments



1 Strahan Ct BORONIA 3155 (REI/VG)

2 1 1

Price: $690,000
Method: Auction Sale
Date: 29/10/2022
Property Type: House (Res)
Land Size: 266 sqm approx

Agent Comments



3/2 Tunstall Av BORONIA 3155 (REI)

2 1 2

Price: $650,000
Method: Auction Sale
Date: 04/03/2023
Property Type: Unit
Land Size: 207 sqm approx

Agent Comments

Account - Harcourts Vermont South | P: 03 98861008

REIV THE DIFFERENCE

propertydata .com.au

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