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	3/25 KING 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	$425,000	&	$465,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$675,500	Property type	Unit	Suburb	Bayswater
Period-from	01 Sep 2021	to	31 Aug 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
8/27 KING STREET BAYSWATER VIC 3153	$455,000	25-Aug-22
102/37 KING STREET BAYSWATER VIC 3153	$460,000	17-Jul-22
1/6 RAILWAY PARADE BAYSWATER VIC 3153	$453,000	21-May-22

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: 16 September 2022

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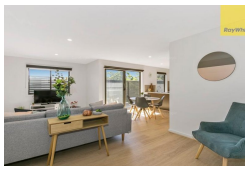

8/27 KING STREET BAYSWATER VIC 3153

2 1 1

Sold Price RS $455,000 Sold Date 25-Aug-22

Distance 0.02km



102/37 KING STREET BAYSWATER VIC 3153

2 1 1

Sold Price RS $460,000 Sold Date 17-Jul-22

Distance 0.11km



1/6 RAILWAY PARADE BAYSWATER VIC 3153

2 1 1

Sold Price $453,000 Sold Date 21-May-22

Distance 0.19km

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

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