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	2/10 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	$530,000	&	$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$602,500	Property type	Unit	Suburb	Bayswater
Period-from	01 Mar 2020	to	28 Feb 2021	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 Alwyn Street Bayswater VIC 3153	$520,000	28-Jan-21
8/10 Elm Street Bayswater VIC 3153	$540,000	22-Mar-21
5/39 Elmhurst Road Bayswater North VIC 3153	$596,000	19-Dec-20

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.~~

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2/5 Alwyn Street Bayswater VIC 3153

2 2 1

Sold Price RS **$520,000** Sold Date **28-Jan-21**

Distance **0.08km**



8/10 Elm Street Bayswater VIC 3153

2 2 1

Sold Price RS **$540,000** Sold Date **22-Mar-21**

Distance **0.21km**



5/39 Elmhurst Road Bayswater North VIC 3153

2 2 1

Sold Price **$596,000** Sold Date **19-Dec-20**

Distance **0.96km**

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

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