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	1/24 ELIZA CLOSE 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	$730,000	&	$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$634,000	Property type	Unit	Suburb	Bayswater
Period-from	01 May 2021	to	30 Apr 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
2/14 NEILSON STREET BAYSWATER VIC 3153	$784,000	22-Jan-22
3/3 GRANDVIEW GROVE BAYSWATER VIC 3153	$780,000	16-Apr-22
4/15 MYRTLE STREET BAYSWATER VIC 3153	$770,000	11-Dec-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: 09 May 2022

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2/14 NEILSON STREET BAYSWATER VIC 3153

3 2 1

Sold Price **$784,000** Sold Date **22-Jan-22**

Distance **1.63km**



3/3 GRANDVIEW GROVE BAYSWATER VIC 3153

3 2 2

Sold Price RS **$780,000** Sold Date **16-Apr-22**

Distance **0.91km**



4/15 MYRTLE STREET BAYSWATER VIC 3153

3 2 2

Sold Price **$770,000** Sold Date **11-Dec-21**

Distance **0.91km**

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

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