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	3/9 Highmoor Avenue, Bayswater Vic 3153

Indicative selling price

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

Range between $530,000 & $580,000

Median sale price

Median price $668,000 Property Type Townhouse Suburb Bayswater

Period - From 05/08/2023 to 04/08/2024 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	2/17-19 Myrtle St BAYSWATER 3153	$590,000	06/06/2024
2	6/631 Mountain Hwy BAYSWATER 3153	$597,000	05/06/2024
3	2/631 Mountain Hwy BAYSWATER 3153	$600,000	22/05/2024

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: 05/08/2024 17:27

3/9 Highmoor Avenue, Bayswater Vic 3153

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2 1 1

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$530,000 - $580,000
Median Townhouse Price
05/08/2023 - 04/08/2024: $668,000

Comparable Properties



2/17-19 Myrtle St BAYSWATER 3153 (REI)

2 2 1

Price: $590,000
Method: Private Sale
Date: 06/06/2024
Rooms: 3
Property Type: Unit

Agent Comments



6/631 Mountain Hwy BAYSWATER 3153 (REI)

2 1 1

Price: $597,000
Method: Private Sale
Date: 05/06/2024
Property Type: Townhouse (Single)

Agent Comments



2/631 Mountain Hwy BAYSWATER 3153 (REI)

2 1 1

Price: $600,000
Method: Private Sale
Date: 22/05/2024
Property Type: Townhouse (Res)

Agent Comments

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