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<br>Including suburb and postcode | 12 Ernest Street, Bayswater Vic 3153 |

## Indicative selling price

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

Range between $730,000 & $803,000

## Median sale price

Median price $880,000 Property Type House Suburb Bayswater

Period - From 01/04/2023 to 31/03/2024 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 | 12 Peck St BAYSWATER 3153 | $800,000 | 04/05/2024 |
| 2 | 32 Victoria Rd BAYSWATER 3153 | $800,000 | 04/03/2024 |
| 3 | 21 Sasses Av BAYSWATER 3153 | $782,000 | 30/01/2024 |

**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: 10/07/2024 14:55

# 12 Ernest Street, Bayswater Vic 3153

Peter Liu
0410380606
peter.liu@raywhite.com




3 1 1

**Rooms:** 8
**Property Type:** House
**Land Size:** 728.41 sqm approx

Agent Comments

**Indicative Selling Price**
$730,000 - $803,000
**Median House Price**
Year ending March 2024: $880,000

## Comparable Properties



**12 Peck St BAYSWATER 3153 (REI/VG)**

3 1 2

**Price:** $800,000
**Method:** Auction Sale
**Date:** 04/05/2024
**Property Type:** House (Res)
**Land Size:** 720 sqm approx

Agent Comments



**32 Victoria Rd BAYSWATER 3153 (REI/VG)**

3 1 3

**Price:** $800,000
**Method:** Private Sale
**Date:** 04/03/2024
**Rooms:** 6
**Property Type:** House (Res)
**Land Size:** 735 sqm approx

Agent Comments



**21 Sasses Av BAYSWATER 3153 (REI/VG)**

3 1 1

**Price:** $782,000
**Method:** Auction Sale
**Date:** 30/01/2024
**Property Type:** House (Res)
**Land Size:** 731 sqm approx

Agent Comments

**Account** - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222

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