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	1/2 Wallace Avenue, Bayswater Vic 3153

Indicative selling price

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

Range between $690,000 & $750,000

Median sale price

Median price $670,000 Property Type Unit Suburb Bayswater

Period - From 01/07/2024 to 30/09/2024 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	1/31 Bungalook Rd BAYSWATER NORTH 3153	$630,000	17/10/2024
2	2/9 Wiltshire Av BAYSWATER 3153	$733,000	27/08/2024
3	1/6 Myrtle St BAYSWATER 3153	$725,000	12/06/2024

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: 25/10/2024 17:38

1/2 Wallace Avenue, Bayswater Vic 3153



3 1 2

Property Type: Unit

Agent Comments

Indicative Selling Price
$690,000 - $750,000
Median Unit Price
September quarter 2024: $670,000

Comparable Properties



1/31 Bungalook Rd BAYSWATER NORTH 3153 (REI)

3 2 2

Agent Comments

Price: $630,000
Method: Private Sale
Date: 17/10/2024
Property Type: Unit



2/9 Wiltshire Av BAYSWATER 3153 (REI/VG)

3 2 2

Agent Comments

Price: $733,000
Method: Private Sale
Date: 27/08/2024
Property Type: Unit



1/6 Myrtle St BAYSWATER 3153 (REI/VG)

3 1 1

Agent Comments

Price: $725,000
Method: Private Sale
Date: 12/06/2024
Property Type: Unit
Land Size: 349 sqm approx

Account - Barry Plant | P: 03 9842 8888

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