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	20 Grandview Grove 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	$800,000	&	$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$865,000	Property type	House	Suburb	Bayswater
Period-from	01 Feb 2021	to	31 Jan 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
10 Comrie Court Bayswater VIC 3153	$847,000	11-Dec-21
42 Elizabeth Street Bayswater VIC 3153	$870,000	02-Dec-21
8 Susan Street Bayswater VIC 3153	$878,000	12-Sep-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.~~

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BarryPlant

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10 Comrie Court Bayswater VIC 3153

3 1 2

Sold Price RS $847,000 Sold Date 11-Dec-21

Distance 0.36km



42 Elizabeth Street Bayswater VIC 3153

3 1 2

Sold Price RS $870,000 UN Sold Date 02-Dec-21

Distance 0.99km



8 Susan Street Bayswater VIC 3153

3 1 2

Sold Price $878,000 Sold Date 12-Sep-21

Distance 1.02km

RS = Recent sale UN = Undisclosed Sale

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