

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

1/21 Elmhurst Road Bayswater North 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Bayswater North

Period-from

01 Mar 2019

to

29 Feb 2020

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

| | | |
|--|-----------|-----------|
| 2/9-11 Elmhurst Road Bayswater North VIC 3153 | \$522,000 | 04-Nov-19 |
| 9/26-32 Elmhurst Road Bayswater North VIC 3153 | \$514,990 | 14-Oct-19 |
| 9/43 Glen Park Road Bayswater North VIC 3153 | \$530,000 | 30-Aug-19 |

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: 12 March 2020



**2/9-11 Elmhurst Road Bayswater
North VIC 3153**

 2  1  1

Sold Price **\$522,000** Sold Date **04-Nov-19**

Distance **0.08km**



**9/26-32 Elmhurst Road Bayswater
North VIC 3153**

 2  1  1

Sold Price **\$514,990** Sold Date **14-Oct-19**

Distance **0.22km**



**9/43 Glen Park Road Bayswater
North VIC 3153**

 2  1  1

Sold Price **\$530,000** Sold Date **30-Aug-19**

Distance **0.46km**

RS = Recent sale UN = Undisclosed Sale

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