

## 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

4/15 VIEW ROAD BAYSWATER VIC 3153

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$778,000

&

\$818,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$637,000

Property type

Unit

Suburb

Bayswater

Period-from

01 May 2023

to

30 Apr 2024

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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 1/16 ORCHARD ROAD BAYSWATER VIC 3153     | \$785,000 | 20-May-24 |
| 2/12 WESTHAM CRESCENT BAYSWATER VIC 3153 | \$865,000 | 05-Mar-24 |
| 3/42 BIRCH STREET BAYSWATER VIC 3153     | \$905,000 | 13-Apr-24 |

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: 30 May 2024



**1/16 ORCHARD ROAD BAYSWATER VIC 3153**

 3  2  2

<sup>RS</sup> **\$785,000** Sold Date **20-May-24**

Distance **0.1km**



**2/12 WESTHAM CRESCENT BAYSWATER VIC 3153**

 3  2  2

Sold Price **\$865,000** Sold Date **05-Mar-24**

Distance **0.28km**



**3/42 BIRCH STREET BAYSWATER VIC 3153**

 3  2  2

<sup>RS</sup> **\$905,000** Sold Date **13-Apr-24**

Distance **0.77km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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