

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

2/641 Mountain Highway 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

\$645,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

Bayswater

Period-from

01 Nov 2018

to

31 Oct 2019

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

3/639 Mountain Highway Bayswater VIC 3153	\$650,000	26-Oct-19
1/3 King Street Bayswater VIC 3153	\$651,000	17-Aug-19
2/2 Princess Street Bayswater VIC 3153	\$690,000	09-Sep-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: 18 November 2019



**3/639 Mountain Highway
Bayswater VIC 3153**

 3  2  1

Sold Price **\$650,000** Sold Date **26-Oct-19**

Distance **0.04km**



1/3 King Street Bayswater VIC 3153

 3  2  2

Sold Price **\$651,000** Sold Date **17-Aug-19**

Distance **0.67km**



**2/2 Princess Street Bayswater VIC
3153**

 3  2  1

Sold Price **\$690,000** Sold Date **09-Sep-19**

Distance **1.57km**

RS = Recent sale UN = Undisclosed Sale

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