

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

12 Mark Street, Bayswater Vic 3153

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$925,000

Property Type House

Suburb Bayswater

Period - From 01/04/2022

to 30/06/2022

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	99 Orange Gr BAYSWATER 3153	\$1,170,000	21/05/2022
2	3 Mark St BAYSWATER 3153	\$1,030,000	12/04/2022
3	14 Clifford St BAYSWATER 3153	\$1,010,000	28/05/2022

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:

08/10/2022 09:50



3 2 2

Property Type: House (Res)

Land Size: 967 sqm approx

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

June quarter 2022: \$925,000

Comparable Properties



99 Orange Gr BAYSWATER 3153 (REI/VG)

Agent Comments

4 2 8

Price: \$1,170,000

Method: Auction Sale

Date: 21/05/2022

Property Type: House (Res)

Land Size: 1055 sqm approx



3 Mark St BAYSWATER 3153 (REI)

Agent Comments

3 1 2

Price: \$1,030,000

Method: Private Sale

Date: 12/04/2022

Property Type: House

Land Size: 997 sqm approx



14 Clifford St BAYSWATER 3153 (REI/VG)

Agent Comments

3 1 6

Price: \$1,010,000

Method: Auction Sale

Date: 28/05/2022

Property Type: House (Res)

Land Size: 731 sqm approx