

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

202/37 KING STREET 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$920,000

Property type

Other

Suburb

Bayswater

Period-from

01 Dec 2021

to

30 Nov 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

105/37 KING STREET BAYSWATER VIC 3153	\$485,000	26-Oct-22
3/25 KING STREET BAYSWATER VIC 3153	\$487,000	24-Sep-22
8/7 KING STREET BAYSWATER VIC 3153	\$480,000	23-Aug-22

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: 01 December 2022


**105/37 KING STREET BAYSWATER
VIC 3153**

Sold Price

^{RS}
\$485,000

Sold Date

26-Oct-22
 2

 1

 1

Distance

0km

**3/25 KING STREET BAYSWATER
VIC 3153**

Sold Price

^{RS}
\$487,000

Sold Date

24-Sep-22
 2

 1

 1

Distance

0.11km

**8/7 KING STREET BAYSWATER VIC
3153**

Sold Price

\$480,000

Sold Date

23-Aug-22
 2

 1

 1

Distance

0.28km
RS = Recent sale

UN = Undisclosed Sale

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