

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

19/36 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

\$470,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$599,500

Property type

Unit

Suburb

Bayswater North

Period-from

01 May 2022

to

30 Apr 2023

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

10/40-46 ELMHURST ROAD BAYSWATER NORTH VIC 3153	\$515,000	10-Jan-23
7/40-46 ELMHURST ROAD BAYSWATER NORTH VIC 3153	\$550,000	15-Jan-23
2/12-14 ELMHURST ROAD BAYSWATER NORTH VIC 3153	\$552,000	31-Dec-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: 23 May 2023

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**10/40-46 ELMHURST ROAD
BAYSWATER NORTH VIC 3153**

2 1 1

Sold Price **\$515,000** Sold Date **10-Jan-23**

Distance **0.06km**



**7/40-46 ELMHURST ROAD
BAYSWATER NORTH VIC 3153**

2 1 1

Sold Price **\$550,000** Sold Date **15-Jan-23**

Distance **0.08km**



**2/12-14 ELMHURST ROAD
BAYSWATER NORTH VIC 3153**

2 1 1

Sold Price **\$552,000** Sold Date **31-Dec-22**

Distance **0.26km**

RS = Recent sale UN = Undisclosed Sale

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