

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

6/2 JAMES 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

\$610,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$666,500

Property type

Unit

Suburb

Bayswater

Period-from

01 Dec 2023

to

30 Nov 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

| | | |
|--|-----------|-----------|
| 16/346-354 BAYSWATER ROAD BAYSWATER NORTH VIC 3153 | \$663,000 | 03-Sep-24 |
| 13/320 CANTERBURY ROAD BAYSWATER NORTH VIC 3153 | \$657,500 | 23-Aug-24 |
| 4/19 ELM STREET BAYSWATER VIC 3153 | \$620,000 | 28-Oct-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: 02 December 2024



**16/346-354 BAYSWATER ROAD
BAYSWATER NORTH VIC 3153**

 2  1  1

Sold Price **\$663,000** Sold Date **03-Sep-24**

Distance **0.75km**



**13/320 CANTERBURY ROAD
BAYSWATER NORTH VIC 3153**

 2  1  1

Sold Price **\$657,500** Sold Date **23-Aug-24**

Distance **0.91km**



**4/19 ELM STREET BAYSWATER
VIC 3153**

 2  1  1

Sold Price ^{RS} **\$620,000** Sold Date **28-Oct-24**

Distance **0.69km**

RS = Recent sale

UN = Undisclosed Sale

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