

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

1 APPLE GROVE 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$895,750

Property type

House

Suburb

Bayswater

Period-from

01 Jul 2021

to

30 Jun 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

2 PECK STREET BAYSWATER VIC 3153	\$753,000	14-Jan-22
16 ASH GROVE BAYSWATER VIC 3153	\$750,000	30-Mar-22
6 JOEL COURT BAYSWATER VIC 3153	\$760,000	30-May-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: 04 July 2022


2 PECK STREET BAYSWATER VIC 3153

Sold Price

\$753,000

Sold Date

14-Jan-22
 3
  1
  2

Distance

-


16 ASH GROVE BAYSWATER VIC 3153

Sold Price

\$750,000

Sold Date

30-Mar-22
 3
  1
  1

Distance

-


6 JOEL COURT BAYSWATER VIC 3153

Sold Price

^{RS} **\$760,000**

Sold Date

30-May-22
 3
  1
  3

Distance

1.04km

RS = Recent sale

UN = Undisclosed Sale

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