

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

209/7 BIRCH 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

\$515,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$636,550

Property type

Unit

Suburb

Bayswater

Period-from

01 Jun 2021

to

31 May 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

109/3 BIRCH STREET BAYSWATER VIC 3153	\$515,000	27-Jan-22
3/7 HIGHMOOR AVENUE BAYSWATER VIC 3153	\$523,000	15-Apr-21
209/3 BIRCH STREET BAYSWATER VIC 3153	\$525,100	19-Mar-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: 15 June 2022



109/3 BIRCH STREET BAYSWATER VIC 3153

 2  1  1

Sold Price

\$515,000

Sold Date

27-Jan-22

Distance

0.04km



3/7 HIGHMOOR AVENUE BAYSWATER VIC 3153

 2  1  1

Sold Price

\$523,000

Sold Date

15-Apr-21

Distance

0.42km



209/3 BIRCH STREET BAYSWATER VIC 3153

 2  1  1

Sold Price

\$525,100

Sold Date

19-Mar-22

Distance

0.04km



4/635 MOUNTAIN HIGHWAY BAYSWATER VIC 3153

 2  1  1

Sold Price

\$535,000

Sold Date

30-Jun-21

Distance

0.2km

RS = Recent sale

UN = Undisclosed Sale

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