

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

1/3 VIOLEN 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$676,888

Property type

Unit

Suburb

Bayswater

Period-from

01 Jul 2024

to

30 Jun 2025

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

4/619 MOUNTAIN HIGHWAY BAYSWATER VIC 3153

\$490,000

28-Mar-25

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.

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Ranges Reception

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**4/619 MOUNTAIN HIGHWAY
BAYSWATER VIC 3153** 2  1  1Sold Price **\$490,000** Sold Date **28-Mar-25**Distance **0.14km**

RS = Recent sale

UN = Undisclosed Sale

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