

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

1/29 BONA VISTA ROAD 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

\$690,000

Property type

Unit

Suburb

Bayswater

Period-from

01 May 2024

to

30 Apr 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

1/14 NEILSON STREET BAYSWATER VIC 3153	831000	05-Mar-25
1/8 TRACEY STREET BAYSWATER VIC 3153	705000	29-Mar-25
1/80 BEGONIA AVENUE BAYSWATER VIC 3153	750000	19-Feb-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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1/14 NEILSON STREET BAYSWATER VIC 3153

3 2 2

Sold Price

^{RS} **831000** Sold Date **05-Mar-25**

Distance **1.45km**



1/8 TRACEY STREET BAYSWATER VIC 3153

3 1 -

Sold Price

^{RS} **705000** ^{UN} Sold Date **29-Mar-25**

Distance **0.91km**



1/80 BEGONIA AVENUE BAYSWATER VIC 3153

3 1 1

Sold Price

750000 Sold Date **19-Feb-25**

Distance **0.67km**

RS = Recent sale **UN** = Undisclosed Sale

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