

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 Fallons Way, Bayswater, VIC 3153

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$770,000

&

\$845,000

Median sale price

Median price

\$842,750

Property Type

House

Suburb

Bayswater (3153)

Period - From

01/10/2023

to

30/09/2024

Source

Corelogic

Comparable property sales

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These are the three properties sold within two kilometres of the property for sale in the last six 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
8 WEBSTER COURT, BAYSWATER VIC 3153	\$768,000	27/05/2024
19 BONA VISTA ROAD, BAYSWATER VIC 3153	\$835,000	23/08/2024
12 Peck Street, Bayswater	\$800,000	04/05/2024

This Statement of Information was prepared on: 16/10/2024