

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

11 Yarran Grove, Bayswater Vic 3153

Indicative selling price

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

Single price

\$950,000

Median sale price

Median price

\$889,000

Property Type

House

Suburb

Bayswater

Period - From

01/07/2023

to

30/09/2023

Source

REIV

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 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
1	66 Farnham Rd BAYSWATER 3153	\$950,000	09/12/2023
2	9 Queenstown Rd BORONIA 3155	\$950,000	02/11/2023
3	15 Yarran Gr BAYSWATER 3153	\$946,000	15/07/2023

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 six months.~~

This Statement of Information was prepared on:

12/12/2023 11:33



4 3 2

Property Type: Townhouse (Res)

Land Size: 608 sqm approx

Agent Comments

Comparable Properties



66 Farnham Rd BAYSWATER 3153 (REI)

Agent Comments

3 2 5

Price: \$950,000

Method: Auction Sale

Date: 09/12/2023

Property Type: House

Land Size: 739 sqm approx



9 Queenstown Rd BORONIA 3155 (REI)

Agent Comments

3 2 4

Price: \$950,000

Method: Auction Sale

Date: 02/11/2023

Property Type: House (Res)

Land Size: 743 sqm approx

15 Yarran Gr BAYSWATER 3153 (REI/VG)

Agent Comments

4 2 1

Price: \$946,000

Method: Auction Sale

Date: 15/07/2023

Property Type: House

Land Size: 620 sqm approx