

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

49 Allambanan Drive, Bayswater Vic 3153

Indicative selling price

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

Range between \$820,000 & \$880,000

Median sale price

Median price \$890,000 Property Type House Suburb Bayswater

Period - From 01/07/2024 to 30/09/2024 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	32 Lockwoods Rd BORONIA 3155	\$862,000	23/07/2024
2	18 Parkstone Dr BAYSWATER NORTH 3153	\$860,000	05/07/2024
3	26 Burdekin Av BAYSWATER NORTH 3153	\$847,000	09/05/2024

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:

30/10/2024 13:56



Property Type:
Agent Comments

Indicative Selling Price
\$820,000 - \$880,000
Median House Price
September quarter 2024: \$890,000

Comparable Properties



32 Lockwoods Rd BORONIA 3155 (REI/VG)

Agent Comments



Price: \$862,000
Method: Private Sale
Date: 23/07/2024
Property Type: House
Land Size: 975 sqm approx



18 Parkstone Dr BAYSWATER NORTH 3153 (REI/VG)

Agent Comments



Price: \$860,000
Method: Private Sale
Date: 05/07/2024
Property Type: House
Land Size: 813 sqm approx



26 Burdekin Av BAYSWATER NORTH 3153 (REI/VG)

Agent Comments



Price: \$847,000
Method: Sold Before Auction
Date: 09/05/2024
Property Type: House (Res)
Land Size: 792 sqm approx

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