

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

6 Gaine Court, Bayswater North, VIC 3153

Indicative selling price

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

Single price

\$975,000

Median sale price

Median price

\$862,500

Property Type

House

Suburb

Bayswater North

Period - From

02/06/2024

to

01/12/2024

Source

pdol

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 9 Berry Rd, Bayswater North Vic	\$976,000	28/08/2024
2 31 Ramsay St, Bayswater North Vic	\$925,000	29/11/2024
3 29 Bayview Rise, Bayswater North Vic	\$1,000,000	09/08/2024

This Statement of Information was prepared on:

02/12/2024