

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	13 Whithers Road, Bayswater, VIC 3153
--	---------------------------------------

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range	\$750,000	&	\$790,000
-------------	-----------	---	-----------

Median sale price

Median price	\$890,000	Property Type	House	Suburb	Bayswater (3153)
Period - From	01/07/2024	to	30/09/2024	Source	PropTrack

Comparable property sales

A These are the three properties sold within five kilometres of the property for sale in the last 18 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
35 AZAROW CIRCUIT, CROYDON SOUTH VIC 3136	\$750,000	08/08/2024
32 MARKET STREET, BORONIA VIC 3155	\$761,000	30/08/2024
631 DORSET ROAD, BAYSWATER NORTH VIC 3153	\$770,000	28/07/2024

This Statement of Information was prepared on: 17/10/2024