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

2 Mareeba Crescent, Bayswater Vic 3153

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$730,000		&		\$790,000				
Median sale price									
Median price	\$890,000	Pro	Property Type		House		Suburb	Bayswater	
Period - From	01/10/2024	to	31/12/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	2/3 Dalpura Dr BAYSWATER 3153	\$760,000	15/02/2025
2	2/4 Sinclair Rd BAYSWATER 3153	\$737,000	12/12/2024
3	3/2 Burton Ct BAYSWATER 3153	\$731,000	12/10/2024

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:

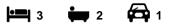
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2 Mareeba Crescent, Bayswater Vic 3153







Property Type: House Land Size: 434 sqm approx Agent Comments Indicative Selling Price \$730,000 - \$790,000 Median House Price December quarter 2024: \$890,000

Comparable Properties

2/3 Dalpura Dr BAYSWATER 3153 (REI) 3 2 2 2 Price: \$760,000 Method: Auction Sale Date: 15/02/2025 Property Type: Unit Land Size: 215 sqm approx	Agent Comments
2/4 Sinclair Rd BAYSWATER 3153 (REI/VG) 3 2 2 2 Price: \$737,000 Method: Private Sale Date: 12/12/2024 Rooms: 6 Property Type: Unit Land Size: 401 sqm approx	Agent Comments
3/2 Burton Ct BAYSWATER 3153 (REI/VG) 3 2 2 2 Price: \$731,000 Method: Auction Sale Date: 12/10/2024 Property Type: Unit Land Size: 251 sqm approx	Agent Comments

Account - Barry Plant | P: 03 9842 8888



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