

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

34a Branch Road, Bayswater North Vic 3153

Indicative selling price

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

Single price

\$700,000

Median sale price

Median price

\$765,000

Property Type

House

Suburb

Bayswater North

Period - From

01/10/2020

to

31/12/2020

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	24 Dunlop Av BAYSWATER NORTH 3153	\$715,000	22/11/2020
2	4/19 Elmhurst Rd BAYSWATER NORTH 3153	\$679,000	04/12/2020
3			

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.

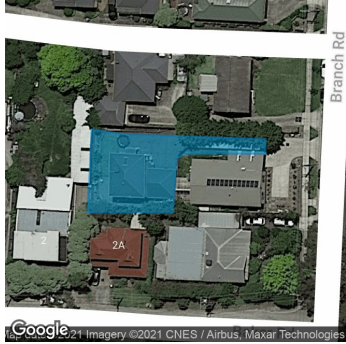
This Statement of Information was prepared on:

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34a Branch Road, Bayswater North Vic 3153

**Jellis
Craig**

Tynan Carr
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 4  2  2

Property Type: Land (Res)
Land Size: 444 sqm approx
Agent Comments

Indicative Selling Price
\$700,000
Median House Price
December quarter 2020: \$765,000

Comparable Properties



**24 Dunlop Av BAYSWATER NORTH 3153
(REI/VG)**

Agent Comments

 5  3  2

Price: \$715,000
Method: Sold Before Auction
Date: 22/11/2020
Property Type: House (Res)
Land Size: 439 sqm approx



**4/19 Elmhurst Rd BAYSWATER NORTH 3153
(REI)**

Agent Comments

 3  2  2

Price: \$679,000
Method: Private Sale
Date: 04/12/2020
Property Type: Townhouse (Res)

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.

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