

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

31 Fairlawn Place, Bayswater Vic 3153

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$860,000

Property Type House

Suburb Bayswater

Period - From 01/07/2023

to

30/06/2024

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	5 Rhonda Ct BAYSWATER 3153	\$1,140,000	29/01/2024
2	2 Alwyn St BAYSWATER 3153	\$1,100,000	01/02/2024
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:

23/07/2024 11:19

31 Fairlawn Place, Bayswater Vic 3153



4 2 2

Property Type: House
Land Size: 725 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
Year ending June 2024: \$860,000

Comparable Properties



5 Rhonda Ct BAYSWATER 3153 (REI/VG)

Agent Comments

5 3 2

Price: \$1,140,000
Method: Private Sale
Date: 29/01/2024
Rooms: 7
Property Type: House (Res)
Land Size: 930 sqm approx



2 Alwyn St BAYSWATER 3153 (REI)

Agent Comments

3 2 2

Price: \$1,100,000
Method: Private Sale
Date: 01/02/2024
Property Type: House
Land Size: 1000 sqm approx

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.

Account - Vogl & Walpole Estate Agents | P: 03 8580 6200



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