

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

46 Leonard Street, Bayswater Vic 3153

Indicative selling price

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

Range between \$820,000 & \$880,000

Median sale price

Median price \$879,000 Property Type House Suburb Bayswater

Period - From 01/04/2021 to 30/06/2021 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	13 Warrien Ct BAYSWATER 3153	\$870,000	08/05/2021
2	26 Lance Rd BAYSWATER 3153	\$845,000	24/05/2021
3	3 Susan St BAYSWATER 3153	\$820,000	23/04/2021

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:

10/08/2021 12:13



Property Type: House (Previously Occupied - Detached)
Land Size: 847 sqm approx
Agent Comments

Indicative Selling Price
\$820,000 - \$880,000
Median House Price
June quarter 2021: \$879,000

Comparable Properties

13 Warrien Ct BAYSWATER 3153 (REI/VG)

Agent Comments



Price: \$870,000
Method: Auction Sale
Date: 08/05/2021
Property Type: House (Res)
Land Size: 753 sqm approx



26 Lance Rd BAYSWATER 3153 (REI)

Agent Comments



Price: \$845,000
Method: Sold After Auction
Date: 24/05/2021
Property Type: House
Land Size: 854 sqm approx



3 Susan St BAYSWATER 3153 (VG)

Agent Comments



Price: \$820,000
Method: Sale
Date: 23/04/2021
Property Type: House (Res)
Land Size: 721 sqm approx