

## 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 KENDALE COURT BAYSWATER NORTH VIC 3153

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$830,000

&

\$890,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$885,000

Property type

House

Suburb

Bayswater North

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

### 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 6 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

7 LILLIAN CLOSE BAYSWATER NORTH VIC 3153	\$850,000	21-Aug-24
5 FAIRFORD COURT BAYSWATER NORTH VIC 3153	\$880,500	30-Nov-24
19 STUART STREET BAYSWATER NORTH VIC 3153	\$897,500	14-Nov-24

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 6 months.~~

This Statement of Information was prepared on: 15 January 2025


**7 LILLIAN CLOSE BAYSWATER  
NORTH VIC 3153**

 3
  2
  6

Sold Price

**\$850,000**

Sold Date **21-Aug-24**

Distance

**0.94km**

**5 FAIRFORD COURT BAYSWATER  
NORTH VIC 3153**

 3
  1
  4

Sold Price

<sup>RS</sup> **\$880,500**

Sold Date **30-Nov-24**

Distance

**1.03km**

**19 STUART STREET BAYSWATER  
NORTH VIC 3153**

 3
  2
  1

Sold Price

<sup>RS</sup> **\$897,500** <sup>UN</sup>

Sold Date **14-Nov-24**

Distance

**0.76km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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