Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

	4/9-11 Bayfield Road West, Bayswater North Vic 3153
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$680,000	&	\$720,000
0	·		

Median sale price

Median price	\$600,000	Pro	perty Type U	nit		Suburb	Bayswater North
Period - From	01/04/2023	to	30/06/2023	So	ource	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

	areas or comparable property	1 1100	Date of Sale
1	170 Bayswater Rd CROYDON SOUTH 3136	\$720,780	06/05/2023
2	1 Adina CI BAYSWATER NORTH 3153	\$712,000	22/04/2023
3	5/9-11 Bayfield Rd BAYSWATER NORTH 3153	\$685,000	14/07/2023

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:	26/08/2023 16:40



Date of sale



Carl Payne 0397353300 0413589800 cpayne@barryplant.com.au

Indicative Selling Price \$680,000 - \$720,000 **Median Unit Price** June quarter 2023: \$600,000









Agent Comments

Agent Comments

Property Type: Unit Land Size: 336 sqm approx

Agent Comments

Comparable Properties



170 Bayswater Rd CROYDON SOUTH 3136

(REI/VG) **---** 3



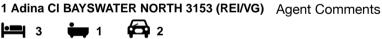




Price: \$720,780 Method: Private Sale Date: 06/05/2023

Property Type: House Land Size: 438 sqm approx







Price: \$712.000 Method: Auction Sale Date: 22/04/2023

Property Type: House (Res) Land Size: 530 sqm approx



5/9-11 Bayfield Rd BAYSWATER NORTH 3153

(REI)

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Price: \$685,000 Method: Private Sale Date: 14/07/2023 Property Type: Unit

Account - Barry Plant | P: 03 9735 3300



