

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

6 JONATHAN CLOSE BAYSWATER NORTH VIC 3153

Indicative selling price

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

Single Price

or range
between

\$1,100,000

&

\$1,155,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$866,750

Property type

House

Suburb

Bayswater North

Period-from

01 Jul 2023

to

30 Jun 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

22 CHANDRA AVENUE KILSYTH SOUTH VIC 3137	1320000	21-Mar-24
11 ORMOND PLACE KILSYTH SOUTH VIC 3137	1276000	08-Jul-24
16 LAURA COURT BAYSWATER NORTH VIC 3153	1130600	27-Apr-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: 18 July 2024



22 CHANDRA AVENUE KILSYTH SOUTH VIC 3137

5 3 2

Sold Price **1320000** Sold Date **21-Mar-24**

Distance **0.9km**



11 ORMOND PLACE KILSYTH SOUTH VIC 3137

4 2 2

Sold Price ^{RS} **1276000** Sold Date **08-Jul-24**

Distance **0.6km**



16 LAURA COURT BAYSWATER NORTH VIC 3153

4 2 4

Sold Price ^{RS} **1130600** Sold Date **27-Apr-24**

Distance **0.98km**

RS = Recent sale **UN** = Undisclosed Sale

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