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

84 FARNHAM ROAD BAYSWATER VIC 3153

Indicative selling price

Mediar (*Delete

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

Single Price		or range between	\$780,000	&	\$850,000
sale price					
house or unit as app	olicable)				
Median Price	\$860.000	Property type	House	Suburb	Bayswater

Median Price	\$860,000	Prop	erty type House		Suburb	Bayswater	
Period-from	01 Apr 2024	to	31 Mar 2	2025	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
18 HERBERT STREET BORONIA VIC 3155	\$790,000	21-Mar-25
18 KEELER AVENUE BAYSWATER VIC 3153	\$835,000	31-Oct-24
15 ENFIELD DRIVE BAYSWATER VIC 3153	\$805,501	28-Mar-25

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: 03 April 2025



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Rohan Calder

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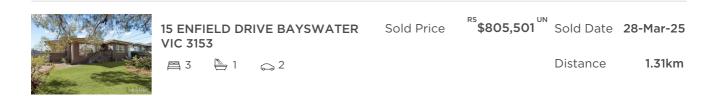
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	18 HER 3155	BERT ST	REET BOR	ONIA VIC	Sold Price	RS	\$790,000	Sold Date	21-Mar-25
and other	昌 3	1	<u>ධ</u> 2					Distance	0.47km



18 KEELER AVENUE BAYSWATER VIC 3153			ENUE BAYSWATER	Sold Price	\$835,000	Sold Date	31-Oct-24
Ē	3	1	⇔ 1			Distance	1.16km



RS = Recent sale UN = Undisclosed Sale

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