

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

32 BRANCH ROAD 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

\$695,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$836,250

Property type

House

Suburb

Bayswater North

Period-from

01 Mar 2023

to

29 Feb 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

20 ILLAWARA CRESCENT BAYSWATER NORTH VIC 3153	\$775,000	11-Dec-23
16 STREETON ROAD BAYSWATER VIC 3153	\$720,000	17-Jan-24
21 BLANDFORD CRESCENT BAYSWATER NORTH VIC 3153	\$755,000	23-Sep-23

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: 20 March 2024



**20 ILLAWARA CRESCENT
BAYSWATER NORTH VIC 3153**

3 1 1

Sold Price **\$775,000** Sold Date **11-Dec-23**

Distance **0.3km**



**16 STREETON ROAD BAYSWATER
VIC 3153**

3 1 1

Sold Price ^{RS} **\$720,000** Sold Date **17-Jan-24**

Distance **1.82km**



**21 BLANDFORD CRESCENT
BAYSWATER NORTH VIC 3153**

3 1 1

Sold Price **\$755,000** Sold Date **23-Sep-23**

Distance **1.82km**

RS = Recent sale

UN = Undisclosed Sale

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