

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

40 CENTRAL AVENUE 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

\$720,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$881,000

Property type

House

Suburb

Bayswater North

Period-from

01 Sep 2023

to

31 Aug 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

35 AZAROW CIRCUIT CROYDON SOUTH VIC 3136	\$750,000	07-Aug-24
12 PARRY STREET CROYDON VIC 3136	\$775,000	24-Aug-24
1/18 MAIDA AVENUE BAYSWATER VIC 3153	\$730,000	20-May-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: 17 September 2024



35 AZAROW CIRCUIT CROYDON SOUTH VIC 3136

Sold Price

RS\$750,000

Sold Date 07-Aug-24

3

1

2

Distance 0.53km



12 PARRY STREET CROYDON VIC 3136

Sold Price

RS\$775,000

Sold Date 24-Aug-24

3

1

2

Distance 1.89km



1/18 MAIDA AVENUE BAYSWATER VIC 3153

Sold Price

\$730,000

Sold Date 20-May-24

3

1

2

Distance 2.32km



26 TAYLORS ROAD CROYDON VIC 3136

Sold Price

\$780,000

Sold Date 27-May-24

3

1

-

Distance 1.65km

RS = Recent sale UN = Undisclosed Sale

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