

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

3/16 Central Avenue, Bayswater North Vic 3153

Indicative selling price

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

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$653,750

Property Type

Unit

Suburb

Bayswater North

Period - From

01/07/2024

to

30/09/2024

Source

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	Price	Date of sale
1	9 Mirang Av CROYDON 3136	\$770,000	15/10/2024
2	6/194 Eastfield Rd CROYDON SOUTH 3136	\$800,000	20/08/2024
3	25 Tanika Cirt CROYDON 3136	\$755,000	01/06/2024

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:

23/10/2024 13:48



Property Type:
Agent Comments

Indicative Selling Price
\$750,000 - \$800,000
Median Unit Price
September quarter 2024: \$653,750

Comparable Properties



9 Mirang Av CROYDON 3136 (REI)

Agent Comments



Price: \$770,000
Method: Auction Sale
Date: 15/10/2024
Property Type: House (Res)
Land Size: 350 sqm approx



6/194 Eastfield Rd CROYDON SOUTH 3136 (REI/VG)

Agent Comments



Price: \$800,000
Method: Private Sale
Date: 20/08/2024
Property Type: Unit
Land Size: 377 sqm approx



25 Tanika Cirt CROYDON 3136 (REI/VG)

Agent Comments



Price: \$755,000
Method: Private Sale
Date: 01/06/2024
Property Type: House
Land Size: 298 sqm approx