

# 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

4/4 Fisher Court, Bayswater North Vic 3153

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$745,000

&

\$775,000

### 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	13 Dewpond Wlk CROYDON SOUTH 3136	\$735,000	28/08/2024
2	1b Retford CI BAYSWATER NORTH 3153	\$752,000	15/06/2024
3	2 Tanika Cirt CROYDON 3136	\$720,000	03/05/2024

**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:

21/10/2024 15:49



Property Type:  
Agent Comments

Indicative Selling Price  
\$745,000 - \$775,000  
Median Unit Price  
September quarter 2024: \$653,750

## Comparable Properties



13 Dewpond Wik CROYDON SOUTH 3136 (REI/VG) Agent Comments



Price: \$735,000  
Method: Private Sale  
Date: 28/08/2024  
Property Type: House (Res)  
Land Size: 468 sqm approx



1b Retford CI BAYSWATER NORTH 3153 (REI/VG) Agent Comments



Price: \$752,000  
Method: Auction Sale  
Date: 15/06/2024  
Rooms: 3  
Property Type: Unit  
Land Size: 341 sqm approx



2 Tanika Cirt CROYDON 3136 (REI/VG) Agent Comments



Price: \$720,000  
Method: Private Sale  
Date: 03/05/2024  
Property Type: Unit  
Land Size: 303 sqm approx

Account - Woodards | P: 0390563899



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