

## 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

461 DORSET ROAD BAYSWATER VIC 3153

### Indicative selling price

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

Single Price

or range  
between

\$690,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$901,500

Property type

House

Suburb

Bayswater

Period-from

01 Mar 2022

to

28 Feb 2023

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

3/36 SINCLAIR ROAD BAYSWATER VIC 3153	\$716,000	30-Sep-22
20 VALLEY COURT CROYDON SOUTH VIC 3136	\$755,000	28-Feb-23
33 JENNINGS ROAD BAYSWATER NORTH VIC 3153	\$751,250	12-Nov-22

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: 30 March 2023



**3/36 SINCLAIR ROAD BAYSWATER VIC 3153**

3 2 2

**Sold Price \$716,000 Sold Date 30-Sep-22**

Distance **1.97km**



**20 VALLEY COURT CROYDON SOUTH VIC 3136**

3 1 2

Sold Price

<sup>RS</sup> **\$755,000 Sold Date 28-Feb-23**

Distance **1.92km**



**33 JENNINGS ROAD BAYSWATER NORTH VIC 3153**

3 1 2

**Sold Price \$751,250 Sold Date 12-Nov-22**

Distance **1.26km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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