

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

1/23 Jennings Road, Bayswater North Vic 3153

Indicative selling price

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

Range between \$780,000 & \$820,000

Median sale price

Median price \$802,500 Property Type House Suburb Bayswater North

Period - From 01/10/2023 to 31/12/2023 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	6 Blossom Wlk CROYDON SOUTH 3136	\$816,000	03/12/2023
2	57 Beresford Dr BORONIA 3155	\$806,000	09/09/2023
3	2/173 Albert Av BORONIA 3155	\$805,000	23/01/2024

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:

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Rooms: 5
Property Type: Unit
Land Size: 354 sqm approx
Agent Comments

Indicative Selling Price
\$780,000 - \$820,000
Median House Price
December quarter 2023: \$802,500

Comparable Properties



6 Blossom Wik CROYDON SOUTH 3136 (REI) Agent Comments



Price: \$816,000
Method: Private Sale
Date: 03/12/2023
Property Type: House
Land Size: 556 sqm approx



57 Beresford Dr BORONIA 3155 (REI/VG) Agent Comments



Price: \$806,000
Method: Auction Sale
Date: 09/09/2023
Property Type: House
Land Size: 629 sqm approx



2/173 Albert Av BORONIA 3155 (REI) Agent Comments



Price: \$805,000
Method: Auction Sale
Date: 23/01/2024
Property Type: Unit
Land Size: 293 sqm approx