



## STATEMENT OF INFORMATION

2 JENNINGS ROAD, BAYSWATER NORTH  
PREPARED BY BELL REAL ESTATE MONTROSE, 896 MT DANDENONG ROAD, MONTROSE

## 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

2 JENNINGS ROAD BAYSWATER NORTH VIC 3153

### Indicative selling price

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

Single Price

or range  
between

\$850,000

&

\$900,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$884,500

Property type

House

Suburb

Bayswater North

Period-from

01 Dec 2021

to

30 Nov 2022

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

7 SANDY WYND KILSYTH SOUTH VIC 3137	\$897,500	19-Aug-22
37 BALDWIN AVENUE BORONIA VIC 3155	\$866,000	20-Aug-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: 08 December 2022



**7 SANDY WYND KILSYTH SOUTH  
VIC 3137**

4   2   2

Sold Price      **\$897,500**   Sold Date   **19-Aug-22**

Distance      **0.82km**



**37 BALDWIN AVENUE BORONIA  
VIC 3155**

4   2   2

Sold Price      <sup>RS</sup> **\$866,000**   Sold Date   **20-Aug-22**

Distance      **1.58km**

RS = Recent sale      UN = Undisclosed Sale

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