

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

212 Bayswater Road, Bayswater North Vic 3153

Indicative selling price

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

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$865,000

Property Type

House

Suburb

Bayswater North

Period - From

01/01/2022

to

31/03/2022

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	20 King St CROYDON SOUTH 3136	\$760,000	20/05/2022
2	3 Banksia Ct CROYDON SOUTH 3136	\$740,000	12/05/2022
3			

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:

21/06/2022 16:05



Property Type:
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median House Price
March quarter 2022: \$865,000

Comparable Properties



20 King St CROYDON SOUTH 3136 (REI)

Agent Comments



Price: \$760,000
Method: Private Sale
Date: 20/05/2022
Property Type: House
Land Size: 875 sqm approx



3 Banksia Ct CROYDON SOUTH 3136 (REI)

Agent Comments



Price: \$740,000
Method: Private Sale
Date: 12/05/2022
Property Type: House
Land Size: 864 sqm approx

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.

Account - Philip Webb