

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

2/41 Illawara Crescent, Bayswater North Vic 3153

Indicative selling price

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

Range between \$625,000 & \$675,000

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	1/31 Bungalook Rd BAYSWATER NORTH 3153	\$630,000	17/10/2024
2	1/346 Bayswater Rd BAYSWATER NORTH 3153	\$670,000	09/10/2024
3	16/346-354 Bayswater Rd BAYSWATER NORTH 3153	\$663,000	03/09/2024

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:

31/10/2024 09:48

2/41 Illawara Crescent, Bayswater North Vic 3153



3 1 2

Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$625,000 - \$675,000
Median Unit Price
September quarter 2024: \$653,750

Comparable Properties



1/31 Bungalook Rd BAYSWATER NORTH 3153 (REI) Agent Comments

3 2 2

Price: \$630,000
Method: Private Sale
Date: 17/10/2024
Property Type: Unit



1/346 Bayswater Rd BAYSWATER NORTH 3153 (REI) Agent Comments

3 1 2

Price: \$670,000
Method: Private Sale
Date: 09/10/2024
Property Type: Unit
Land Size: 358 sqm approx



16/346-354 Bayswater Rd BAYSWATER NORTH 3153 (REI) Agent Comments

2 1 1

Price: \$663,000
Method: Private Sale
Date: 03/09/2024
Property Type: Unit

Account - Vogl & Walpole Estate Agents | P: 03 8580 6200



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