

# 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

39 Grant Drive, 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)

Range between

\$895,000

&

\$980,000

### Median sale price

Median price

\$835,000

Property Type

House

Suburb

Bayswater North

Period - From

01/01/2023

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		
2		
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:

13/02/2024 16:55

39 Grant Drive, Bayswater North Vic 3153



Gary Seaye  
9725 0000  
0412 173 217  
garyseaye@methven.com.au

**Indicative Selling Price**

\$895,000 - \$980,000

**Median House Price**

Year ending December 2023: \$835,000



4 2 2

**Property Type:** House

Agent Comments

## Comparable Properties

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** - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354



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