

# 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

27 Jennifer Crescent, 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 \$650,000 & \$700,000

### Median sale price

Median price \$790,500 Property Type House Suburb Bayswater North

Period - From 01/07/2020 to 30/06/2021 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	67 Central Av CROYDON SOUTH 3136	\$685,000	23/04/2021
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: 29/07/2021 10:57



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 871 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$650,000 - \$700,000  
**Median House Price**  
Year ending June 2021: \$790,500

## Comparable Properties



67 Central Av CROYDON SOUTH 3136 (VG)

Agent Comments



**Price:** \$685,000  
**Method:** Sale  
**Date:** 23/04/2021  
**Property Type:** House (Res)  
**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.