

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

8 Jonathan Close, Bayswater North 3153

Indicative selling price

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

Price Range: \$870,000 & \$920,000

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

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) 59 Chandra Ave, KILSYTH SOUTH 3137	\$935,000	19/12/2023
2) 4 Eycot Street, KILSYTH SOUTH 3137	\$900,000	04/03/2024
3) 30 Keswick Cres, BAYSWATER NORTH 3153	\$890,000	20/09/2023

This Statement of Information was prepared on: 04/04/2023