

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

40 Blandford Crescent, Bayswater North Vic 3153

Indicative selling price

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

Range between \$780,000 & \$830,000

Median sale price

Median price \$835,000 Property Type House Suburb Bayswater North

Period - From 01/07/2022 to 30/09/2022 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	46 Barclay Av CROYDON 3136	\$825,000	06/07/2022
2	115 Canterbury Rd BAYSWATER NORTH 3153	\$810,000	03/08/2022
3	48 Barclay Av CROYDON 3136	\$800,000	18/06/2022

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:

18/10/2022 15:03

40 Blandford Crescent, Bayswater North Vic 3153

Christopher Clerke

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Indicative Selling Price

\$780,000 - \$830,000

Median House Price

September quarter 2022: \$835,000



 3  2  4

Rooms: 6

Property Type: House (Res)

Land Size: 789 sqm approx

Agent Comments

Comparable Properties



46 Barclay Av CROYDON 3136 (VG)

Agent Comments

 3  -  -

Price: \$825,000

Method: Sale

Date: 06/07/2022

Property Type: House (Res)

Land Size: 864 sqm approx



115 Canterbury Rd BAYSWATER NORTH 3153 (REI/VG) Agent Comments

 4  2  3

Price: \$810,000

Method: Private Sale

Date: 03/08/2022

Property Type: House

Land Size: 796 sqm approx

48 Barclay Av CROYDON 3136 (REI/VG)

Agent Comments

 3  1  2

Price: \$800,000

Method: Auction Sale

Date: 18/06/2022

Property Type: House (Res)

Land Size: 870 sqm approx

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