#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

Address	1/306 Bayswater Road, Bayswater North Vic 3153
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$640,000 & \$700,000	Range between	\$640,000	&	\$700,000
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#### Median sale price

Median price	\$602,500	Pro	perty Type Ur	nit		Suburb	Bayswater North
Period - From	01/01/2022	to	31/12/2022		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

Auc	are so or comparable property	1 1100	Date of Sale
1	1/305-307 Canterbury Rd BAYSWATER NORTH 3153	\$710,000	22/11/2022
2	45 Faraday Rd CROYDON SOUTH 3136	\$680,000	13/12/2022
3	4/39 High St BAYSWATER 3153	\$640,000	07/02/2023

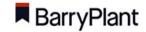
#### OR

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:	29/03/2023 17:35



Date of sale





Rooms: 5

Property Type: Unit Land Size: 455 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$640,000 - \$700,000 **Median Unit Price** 

Year ending December 2022: \$602,500

## Comparable Properties



1/305-307 Canterbury Rd BAYSWATER NORTH Agent Comments

3153 (REI)

**--** 3



Price: \$710,000 Method: Private Sale Date: 22/11/2022 Property Type: Unit Land Size: 441 sqm approx



45 Faraday Rd CROYDON SOUTH 3136

(REI/VG)





Agent Comments

Price: \$680.000 Method: Private Sale Date: 13/12/2022 Property Type: House Land Size: 474 sqm approx

4/39 High St BAYSWATER 3153 (REI/VG)





**Agent Comments** 

Price: \$640,000

Method: Sold Before Auction

Date: 07/02/2023

Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122



