

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

1/306 Bayswater Road, Bayswater North Vic 3153

Indicative selling price

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

Range between \$640,000 & \$700,000

Median sale price

Median price \$602,500 Property Type Unit 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	Price	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



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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 3153 (REI) **Agent Comments**

 3  2  2

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**

 3  2  1

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**

 3  3  1

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