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
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Address Including suburb and postcode	

Indicative selling price

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

Range between \$800,000	&	\$880,000
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Median sale price

Median price	\$890,000	Pro	perty Type	House		Suburb	Bayswater
Period - From	01/10/2024	to	31/12/2024		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	1/14 Neilson St BAYSWATER 3153	\$831,000	05/03/2025
2	2/39 Farnham Rd BAYSWATER 3153	\$855,000	24/09/2024
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.

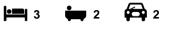
This Statement of Information was prepared on:	21/03/2025 14:00



Date of sale







Property Type: Unit Land Size: 467 sqm approx

Agent Comments

Indicative Selling Price \$800.000 - \$880.000 **Median House Price** December guarter 2024: \$890,000

Comparable Properties



1/14 Neilson St BAYSWATER 3153 (REI)

Agent Comments

Price: \$831,000 Method: Private Sale Date: 05/03/2025 Property Type: Unit

Land Size: 332 sqm approx



2/39 Farnham Rd BAYSWATER 3153 (REI/VG)

Price: \$855.000 Method: Auction Sale Date: 24/09/2024







Agent Comments

Property Type: Unit

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.

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