

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

14 Wimborne Court, Bayswater North Vic 3153

Indicative selling price

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

Range between \$850,000 & \$920,000

Median sale price

Median price \$885,000 Property Type House Suburb Bayswater North

Period - From 01/04/2024 to 31/03/2025 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	27 Avington Cr BORONIA 3155	\$890,000	14/01/2025
2	46 Sherman Dr BAYSWATER NORTH 3153	\$905,000	15/11/2024
3	19 Stuart St BAYSWATER NORTH 3153	\$897,500	14/11/2024

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:

01/05/2025 11:09



 3  2  2

Rooms: 4

Property Type: House (Res)

Land Size: 1019 sqm approx

Agent Comments

Indicative Selling Price

\$850,000 - \$920,000

Median House Price

Year ending March 2025: \$885,000

Comparable Properties



27 Avington Cr BORONIA 3155 (REI/VG)

Agent Comments

 3  2  2

Price: \$890,000

Method: Private Sale

Date: 14/01/2025

Property Type: House (Res)

Land Size: 711 sqm approx



46 Sherman Dr BAYSWATER NORTH 3153 (REI)

Agent Comments

 3  2  4

Price: \$905,000

Method: Private Sale

Date: 15/11/2024

Rooms: 5

Property Type: House (Res)

Land Size: 792 sqm approx



19 Stuart St BAYSWATER NORTH 3153 (REI/VG)

Agent Comments

 3  2  1

Price: \$897,500

Method: Private Sale

Date: 14/11/2024

Property Type: House

Land Size: 1015 sqm approx

Account - Barry Plant | P: 03 9735 3300