## Statement of Information Single residential property located in the Melbourne metropolitan area

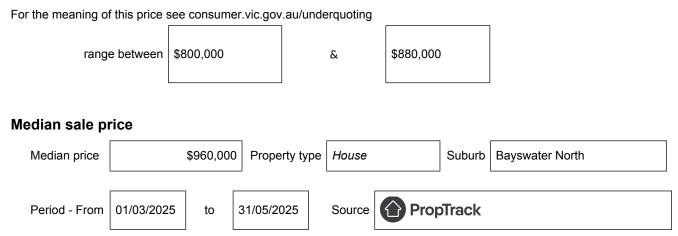
Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Address Including suburb and postcode

9 Wonthulong Drive, Bayswater North, Vic 3153

## Indicative selling price



## 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
346 Colchester Road, Bayswater North, VIC 3153	\$805,000	19/03/2025
2 HUNTINGDON AVENUE, Bayswater North, VIC 3153	\$790,000	29/01/2025
645 Dorset Road, Bayswater North, VIC 3153	\$811,500	15/05/2025

OR

**B**<sup>\*</sup> The estate agent or agent's representative reasonably believes that fewer than three comparable propertieswere sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 04/06/2025

