

Statement of Information

Single residential property located in the Melbourne metropolitan area



Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

8/197 Bayswater Road, Bayswater North.

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$790,000 & \$840,000

Median sale price

Median price \$705,000

Property type Townhouse

Suburb Bayswater North

Period - From Jan 2022

to

March 2022

Source Core Logic

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 1/14 Baker Road, Bayswater North.	\$805,000	16/10/2021
2 1/72 Green Hill Road, Bayswater North	\$845,000	22/03/2022
3 3/15 Wattle Road, Bayswater North	\$790,000	03/10/2021

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: 30th March 2022