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 Edinburgh Road, Bayswater Vic 3153

Indicative selling price

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

Single price $700,000

Median sale price

Median price $823,000 Property Type House Suburb Bayswater

Period - From 01/07/2022 to 30/06/2023 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	39 Western Rd BORONIA 3155	$741,000	17/07/2023
2	58 Darwin Rd BORONIA 3155	$686,000	26/07/2023
3	333 Boronia Rd BORONIA 3155	$675,000	02/05/2023

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: 28/08/2023 09:22

1 Edinburgh Road, Bayswater Vic 3153



3 1 1

Property Type: House (Res)
Land Size: 723 sqm approx

Agent Comments

Indicative Selling Price
$700,000
Median House Price
Year ending June 2023: $823,000

Comparable Properties



39 Western Rd BORONIA 3155 (REI/VG)

3 1 2

Price: $741,000
Method: Private Sale
Date: 17/07/2023
Property Type: House (Res)
Land Size: 679 sqm approx

Agent Comments



58 Darwin Rd BORONIA 3155 (REI)

3 1 2

Price: $686,000
Method: Private Sale
Date: 26/07/2023
Property Type: House
Land Size: 728 sqm approx

Agent Comments



333 Boronia Rd BORONIA 3155 (VG)

3 - -

Price: $675,000
Method: Sale
Date: 02/05/2023
Property Type: House (Res)
Land Size: 726 sqm approx

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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