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	3 Fallons Way, Bayswater Vic 3153

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $889,000 Property Type House Suburb Bayswater

Period - From 01/07/2023 to 30/09/2023 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	8 Wallace Av BAYSWATER 3153	$1,130,000	31/08/2023
2			
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: 16/11/2023 14:21

3 Fallons Way, Bayswater Vic 3153

John Stack
9908 5700
0402 443 312
johnstack@jelliscraig.com.au



4 2 2

Property Type: House
Land Size: 740 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
September quarter 2023: $889,000

Comparable Properties



8 Wallace Av BAYSWATER 3153 (REI)

4 2 4

Price: $1,130,000
Method: Private Sale
Date: 31/08/2023
Property Type: House
Land Size: 990 sqm approx

Agent Comments

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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