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	32 Ozone Road, Bayswater Vic 3153

Indicative selling price

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

Range between $780,000 & $850,000

Median sale price

Median price $862,000 Property Type House Suburb Bayswater

Period - From 01/10/2023 to 30/09/2024 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	29 Susan St BAYSWATER 3153	$826,000	27/08/2024
2	49 Victoria Rd BAYSWATER 3153	$835,000	10/08/2024
3	33 Enfield Dr BAYSWATER 3153	$845,000	21/06/2024

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: 14/10/2024 11:56

32 Ozone Road, Bayswater Vic 3153

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5 2 2

Property Type: House
Land Size: 729 sqm approx

Agent Comments

Indicative Selling Price
$780,000 - $850,000
Median House Price
Year ending September 2024: $862,000

Comparable Properties



29 Susan St BAYSWATER 3153 (REI)

3 1 2

Price: $826,000
Method: Sold Before Auction
Date: 27/08/2024
Property Type: House (Res)
Land Size: 727 sqm approx

Agent Comments



49 Victoria Rd BAYSWATER 3153 (REI)

3 1 2

Price: $835,000
Method: Auction Sale
Date: 10/08/2024
Property Type: House (Res)
Land Size: 728 sqm approx

Agent Comments



33 Enfield Dr BAYSWATER 3153 (REI/VG)

3 1 3

Price: $845,000
Method: Private Sale
Date: 21/06/2024
Property Type: House
Land Size: 727 sqm approx

Agent Comments

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