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	43a Allambanan Drive, Bayswater North Vic 3153

Indicative selling price

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

Range between $800,000 & $880,000

Median sale price

Median price $862,500 Property Type House Suburb Bayswater North

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	27 Tolhurst Av BORONIA 3155	$830,000	21/09/2024
2	24 Kalawar Av BAYSWATER NORTH 3153	$870,000	06/07/2024
3	1 Dappled Wlk CROYDON SOUTH 3136	$830,000	01/06/2024

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: 07/11/2024 14:25

43a Allambanan Drive, Bayswater North Vic 3153

Patrick Donker
9726 8888
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3 2 2

Property Type: House (Res)
Land Size: 639 sqm approx

Agent Comments

Indicative Selling Price
$800,000 - $880,000
Median House Price
Year ending September 2024: $862,500

Comparable Properties



27 Tolhurst Av BORONIA 3155 (REI)

3 1 4

Price: $830,000
Method: Auction Sale
Date: 21/09/2024
Property Type: House (Res)
Land Size: 631 sqm approx

Agent Comments



24 Kalawar Av BAYSWATER NORTH 3153 (REI/VG)

3 2 2

Price: $870,000
Method: Private Sale
Date: 06/07/2024
Rooms: 5
Property Type: House (Res)
Land Size: 791 sqm approx

Agent Comments

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1 Dappled Wlk CROYDON SOUTH 3136 (REI/VG)

3 2 2

Price: $830,000
Method: Private Sale
Date: 01/06/2024
Property Type: House
Land Size: 590 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9726 8888

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