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	6/206 Bayswater Road, Bayswater North Vic 3153

Indicative selling price

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

Range between $700,000 & $770,000

Median sale price

Median price $810,000 Property Type Townhouse Suburb Bayswater North

Period - From 09/10/2023 to 08/10/2024 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	3/206-208 Bayswater Rd BAYSWATER NORTH 3153	$775,500	24/06/2024
2	2/8 Wendover Av BAYSWATER NORTH 3153	$771,800	14/06/2024
3	9/51 Bayfield Rd.W BAYSWATER NORTH 3153	$700,000	07/05/2024

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: 09/10/2024 10:38

6/206 Bayswater Road, Bayswater North Vic 3153



3 2 2

Property Type: Townhouse (Single)
Land Size: 197 sqm approx

Agent Comments

Indicative Selling Price
$700,000 - $770,000
Median Townhouse Price
09/10/2023 - 08/10/2024: $810,000

Comparable Properties



3/206-208 Bayswater Rd BAYSWATER NORTH 3153 (REI)

4 2 2

Price: $775,500
Method: Private Sale
Date: 24/06/2024
Property Type: House (Res)
Land Size: 218 sqm approx

Agent Comments



2/8 Wendover Av BAYSWATER NORTH 3153 (VG)

3 - -

Price: $771,800
Method: Sale
Date: 14/06/2024
Property Type: House (Res)
Land Size: 208 sqm approx

Agent Comments



9/51 Bayfield Rd.W BAYSWATER NORTH 3153 (REI)

3 2 2

Price: $700,000
Method: Private Sale
Date: 07/05/2024
Property Type: Unit
Land Size: 207 sqm approx

Agent Comments

Account - Ray White Croydon | P: 03 9725 7444

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