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	28 BAKER ROAD BAYSWATER NORTH VIC 3153

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$639,000	&	$699,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$885,000	Property type	House	Suburb	Bayswater North
Period-from	16 Jun 2024	to	16 Dec 2024	Source	Corelogic

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 6 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
51 THOMAS STREET CROYDON SOUTH VIC 3136	$690,000	07-Nov-24
1/26 HOMER AVENUE CROYDON SOUTH VIC 3136	$692,500	11-Nov-24
7 WHITE AVENUE BAYSWATER NORTH VIC 3153	$680,000	06-Dec-24

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 6 months.~~

This Statement of Information was prepared on: 16 Dec 2024

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51 THOMAS STREET CROYDON SOUTH VIC 3136

3 1 1

Sold Price RS $690,000 Sold Date 07-Nov-24

Distance 0.91km



1/26 HOMER AVENUE CROYDON SOUTH VIC 3136

3 1 2

Sold Price $692,500 Sold Date 11-Nov-24

Distance 1.05km



7 WHITE AVENUE BAYSWATER NORTH VIC 3153

3 1 2

Sold Price $680,000 Sold Date 06-Dec-24

Distance 1.5km

RS = Recent sale **UN** = Undisclosed Sale

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