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	18 Baker Road, Bayswater North Vic 3153

Indicative selling price

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

Range between $595,000 & $645,000

Median sale price

Median price $678,000 Property Type Unit Suburb Bayswater North

Period - From 01/07/2021 to 30/09/2021 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	3/30 Branch Rd BAYSWATER NORTH 3153	$638,500	17/05/2021
2	1/8 Swanley Av BAYSWATER NORTH 3153	$630,500	08/05/2021
3	12/20 Hamilton Rd BAYSWATER NORTH 3153	$625,000	14/06/2021

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: 28/10/2021 10:32



3 1 2

Property Type: Unit
Land Size: 390 sqm approx

Agent Comments

Indicative Selling Price
$595,000 - $645,000
Median Unit Price
September quarter 2021: $678,000

Comparable Properties



3/30 Branch Rd BAYSWATER NORTH 3153 (VG)

2 - -

Price: $638,500
Method: Sale
Date: 17/05/2021
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

1/8 Swanley Av BAYSWATER NORTH 3153 (REI/VG)

3 1 1

Price: $630,500
Method: Auction Sale
Date: 08/05/2021
Property Type: Unit

Agent Comments

12/20 Hamilton Rd BAYSWATER NORTH 3153 (VG)

3 - -

Price: $625,000
Method: Sale
Date: 14/06/2021
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454

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