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	10 Waratah Avenue, Bayswater North Vic 3153

Indicative selling price

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

Range between $750,000 & $810,000

Median sale price

Median price $878,500 Property Type House Suburb Bayswater North

Period - From 01/04/2022 to 30/06/2022 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	4-6 Illawara Cr BAYSWATER NORTH 3153	$777,000	19/08/2022
2	212 Bayswater Rd BAYSWATER NORTH 3153	$775,000	28/06/2022
3	4 Keswick Cr BAYSWATER NORTH 3153	$775,000	31/05/2022

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: 06/10/2022 15:32

10 Waratah Avenue, Bayswater North Vic 3153



3 1 0

Property Type: House
Land Size: 910 sqm approx

Agent Comments

Indicative Selling Price
$750,000 - $810,000
Median House Price
June quarter 2022: $878,500

Comparable Properties



4-6 Illawara Cr BAYSWATER NORTH 3153 (REI)

3 1 2

Agent Comments

Price: $777,000
Method: Private Sale
Date: 19/08/2022
Property Type: House
Land Size: 867 sqm approx



212 Bayswater Rd BAYSWATER NORTH 3153 (REI)

3 1 -

Agent Comments

Price: $775,000
Method: Private Sale
Date: 28/06/2022
Rooms: 5
Property Type: House (Res)
Land Size: 850 sqm approx



4 Keswick Cr BAYSWATER NORTH 3153 (REI/VG)

3 1 2

Agent Comments

Price: $775,000
Method: Private Sale
Date: 31/05/2022
Property Type: House
Land Size: 1013 sqm approx

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

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