Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980.*
The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.
The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.
This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.
It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode	18 FARNHAM ROAD, BAYSWATER, VIC 3153

Indicative selling price

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

Price Range:	$800,000 to $880,000

Median sale price

Median price	$913,400	Property type	House	Suburb	BAYSWATER
Period	01 January 2022 to 31 December 2022	Source	pricefinder		

Comparable property sales

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
13A CULLIS PDE, BAYSWATER, VIC 3153	$863,000	13/08/2022
101 SCORESBY RD, BAYSWATER, VIC 3153	$763,000	07/09/2022
8 ANN ST, BAYSWATER, VIC 3153	$847,500	08/08/2022

This Statement of Information was prepared on: 18/01/2023

BarryPlant | Wantirna

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



18 FARNHAM ROAD, BAYSWATER, VIC

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Indicative Selling Price

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

Price Range: $800,000 to $880,000

Provided by: Michael McKenney, Barry Plant Wantirna

MEDIAN SALE PRICE



BAYSWATER, VIC, 3153

Suburb Median Sale Price (House)

$913,400

01 January 2022 to 31 December 2022

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



13A CULLIS PDE, BAYSWATER, VIC 3153

3 2 2

Sale Price

$863,000

Sale Date: 13/08/2022

Distance from Property: 456m (A)



101 SCORESBY RD, BAYSWATER, VIC 3153

3 2 1

Sale Price

$763,000

Sale Date: 07/09/2022

Distance from Property: 290m (B)



8 ANN ST, BAYSWATER, VIC 3153

3 2 2

Sale Price

$847,500

Sale Date: 08/08/2022

Distance from Property: 1.1km (C)

This report has been compiled on 18/01/2023 by Barry Plant Wantirna. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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