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	49 Victoria Road, Bayswater Vic 3153

Indicative selling price

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

Range between $730,000 & $800,000

Median sale price

Median price $817,500 Property Type House Suburb Bayswater

Period - From 01/04/2024 to 30/06/2024 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	12 Peck St BAYSWATER 3153	$800,000	04/05/2024
2	32 Victoria Rd BAYSWATER 3153	$800,000	04/03/2024
3	21 Sasses Av BAYSWATER 3153	$782,000	30/01/2024

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: 19/07/2024 11:23

RT Edgar



3 1 2

Property Type: House
Land Size: 728 sqm approx

Agent Comments

Indicative Selling Price
$730,000 - $800,000
Median House Price
June quarter 2024: $817,500

Comparable Properties



12 Peck St BAYSWATER 3153 (REI/VG)

3 1 2

Price: $800,000
Method: Auction Sale
Date: 04/05/2024
Property Type: House (Res)
Land Size: 720 sqm approx

Agent Comments



32 Victoria Rd BAYSWATER 3153 (REI/VG)

3 1 3

Price: $800,000
Method: Private Sale
Date: 04/03/2024
Rooms: 6
Property Type: House (Res)
Land Size: 735 sqm approx

Agent Comments



21 Sasses Av BAYSWATER 3153 (REI/VG)

3 1 1

Price: $782,000
Method: Auction Sale
Date: 30/01/2024
Property Type: House (Res)
Land Size: 731 sqm approx

Agent Comments

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088

REIV THE DIFFERENCE

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