#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

| Address              | 17 Branch Road, Bayswater North Vic 3153 |
|----------------------|--|
| Including suburb and | ·  |
| postcode             |  |
|                      |  |
|                      |  |

#### Indicative selling price

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

Single price \$1,009,000

#### Median sale price

| Median price \$9  | 10,500 F    | Property Type | House |        | Suburb | Bayswater North |
|-------------------|-------------|---------------|-------|--------|--------|-----------------|
| Period - From 01/ | /07/2025 to | 30/09/2025    |       | 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

| Address of comparable property |                                       | 1 1100      | Date of Sale |
|--------------------------------|---------------------------------------|-------------|--------------|
| 1                              | 114 Belmont Rd.E CROYDON SOUTH 3136   | \$1,035,000 | 24/07/2025   |
| 2                              | 33 Jennifer Cr BAYSWATER NORTH 3153   | \$1,031,000 | 09/07/2025   |
| 3                              | 202 Bayswater Rd BAYSWATER NORTH 3153 | \$1,020,000 | 14/06/2025   |

#### 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: | 03/12/2025 13:47 |
|--|------------------|



Date of sale







**Property Type:** House (Res) **Land Size:** 882 sqm approx Agent Comments

Indicative Selling Price \$1,009,000 Median House Price September quarter 2025: \$910,500

## Comparable Properties



114 Belmont Rd.E CROYDON SOUTH 3136 (REI/VG)

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**3** ⊿

**Agent Comments** 

Price: \$1,035,000 Method: Private Sale Date: 24/07/2025 Property Type: House Land Size: 864 sqm approx



33 Jennifer Cr BAYSWATER NORTH 3153 (REI/VG)

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**Agent Comments** 

Price: \$1,031,000 Method: Private Sale Date: 09/07/2025 Property Type: House Land Size: 738 sqm approx



202 Bayswater Rd BAYSWATER NORTH 3153 (REI/VG)

**Price:** \$1,020,000 **Method:** Auction Sale **Date:** 14/06/2025

Property Type: House (Res) Land Size: 1332 sqm approx Agent Comments

Account - Barry Plant | P: 03 9722 7166





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