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
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Address Including suburb and postcode	
ndicative selling pric	ce

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

Range between \$740,000 \\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	Range between	\$740,000	&	\$810,000
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Median sale price

Median price	\$605,000	Pro	perty Type	Jnit		Suburb	Bayswater North
Period - From	01/10/2023	to	31/12/2023		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 sixmonths 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	2/5 Pleasant Dr HEATHMONT 3135	\$765,000	28/10/2023
2	2/11 Vonadawn Av RINGWOOD EAST 3135	\$750,000	05/12/2023
3			

OR

В* 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:	05/03/2024 15:50



Date of sale



Cory Phillips 9870 6211 0430 460 716 coryphillips@jelliscraig.com.au

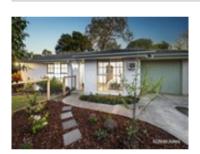
Indicative Selling Price \$740,000 - \$810,000 **Median Unit Price** December quarter 2023: \$605,000



Property Type: Unit Land Size: 484 sqm approx

Agent Comments

Comparable Properties



2/5 Pleasant Dr HEATHMONT 3135 (REI/VG)

└── 2

Price: \$765,000 Method: Auction Sale Date: 28/10/2023 Property Type: Unit

Land Size: 557 sqm approx

Agent Comments

Agent Comments



2/11 Vonadawn Av RINGWOOD EAST 3135

(REI/VG)



Price: \$750,000 Method: Private Sale Date: 05/12/2023 Property Type: Unit

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.

Account - Jellis Craig | P: 03 9870 6211 | F: 03 9870 6024



