

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

1/13 Wattle Road, Bayswater North Vic 3153

Indicative selling price

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

Range between \$740,000 & \$810,000

Median sale price

Median price \$605,000 Property Type Unit 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 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	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

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:

05/03/2024 15:50

1/13 Wattle Road, Bayswater North Vic 3153

**Jellis
Craig**

Cory Phillips

9870 6211

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Indicative Selling Price

\$740,000 - \$810,000

Median Unit Price

December quarter 2023: \$605,000



 3  1  4

Property Type: Unit

Land Size: 484 sqm approx

Agent Comments

Comparable Properties



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

Agent Comments

 2  2  1

Price: \$765,000

Method: Auction Sale

Date: 28/10/2023

Property Type: Unit

Land Size: 557 sqm approx



2/11 Vonadawn Av RINGWOOD EAST 3135 (REI/VG)

Agent Comments

 2  1  1

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



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