

# 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

15/9-11 Bayfield Road West, Bayswater North Vic 3153
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$685,000
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 & 

\$735,000
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### Median sale price

Median price 

\$785,000
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 Property Type 

Townhouse
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 Suburb 

Bayswater North
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Period - From 

08/03/2023
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 to 

07/03/2024
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 Source 

REIV
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### 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	2b Belmont Rd.W CROYDON SOUTH 3136	\$765,000	15/12/2023
2	4/9-11 Bayfield Rd.W BAYSWATER NORTH 3153	\$735,000	21/09/2023
3	6/30 Branch Rd BAYSWATER NORTH 3153	\$730,000	05/02/2024

**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: 

08/03/2024 15:50
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