

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

18a Byrne Road, Bayswater North Vic 3153
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Indicative selling price

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

Range between

\$1,125,000

 &

\$1,225,000

Median sale price

Median price

\$822,000

 Property Type

House

 Suburb

Bayswater North

Period - From

01/04/2023

 to

31/03/2024

 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	5 James Hosie Ct BAYSWATER NORTH 3153	\$1,225,000	22/02/2024
2	6A Fitzgerald St RINGWOOD EAST 3135	\$1,205,000	12/04/2024
3	24 Baker Rd BAYSWATER NORTH 3153	\$1,151,500	25/05/2024

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:

09/07/2024 13:04

18a Byrne Road, Bayswater North Vic 3153



 3  2  2

Property Type: House (Res)
Land Size: 526 sqm approx
Agent Comments

Indicative Selling Price
\$1,125,000 - \$1,225,000
Median House Price
Year ending March 2024: \$822,000

Comparable Properties



5 James Hosie Ct BAYSWATER NORTH 3153 (REI/VG) **Agent Comments**

 3  2  2

Price: \$1,225,000
Method: Sold Before Auction
Date: 22/02/2024
Property Type: House (Res)
Land Size: 701 sqm approx



6A Fitzgerald St RINGWOOD EAST 3135 (REI) **Agent Comments**

 3  2  2

Price: \$1,205,000
Method: Private Sale
Date: 12/04/2024
Property Type: House
Land Size: 446 sqm approx



24 Baker Rd BAYSWATER NORTH 3153 (REI) **Agent Comments**

 3  2  2

Price: \$1,151,500
Method: Auction Sale
Date: 25/05/2024
Property Type: House (Res)
Land Size: 547 sqm approx

Account - Vogl & Walpole Estate Agents | P: 03 8580 6200



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