

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

1B Tintern Avenue, Bayswater North Vic 3153

Indicative selling price

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

Range between

\$750,000

 &

\$825,000

Median sale price

Median price

\$898,000

 Property Type

House

 Suburb

Bayswater North

Period - From

01/07/2023

 to

30/09/2023

 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	57a Blazey Rd CROYDON SOUTH 3136	\$828,700	11/08/2023
2	1/4 Branch Rd BAYSWATER NORTH 3153	\$805,000	25/07/2023
3	4/24 Bayswater Rd CROYDON 3136	\$757,000	12/09/2023

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:

05/12/2023 13:27

1B Tintern Avenue, Bayswater North Vic 3153

**Jellis
Craig**

Ash Thompson
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Indicative Selling Price

\$750,000 - \$825,000

Median House Price

September quarter 2023: \$898,000



3 2 2

Property Type: House

Agent Comments

Comparable Properties



**57a Blazey Rd CROYDON SOUTH 3136
(REI/VG)**

Agent Comments

3 2 2

Price: \$828,700

Method: Private Sale

Date: 11/08/2023

Property Type: Townhouse (Single)

Land Size: 320 sqm approx



**1/4 Branch Rd BAYSWATER NORTH 3153
(REI/VG)**

Agent Comments

3 2 2

Price: \$805,000

Method: Private Sale

Date: 25/07/2023

Property Type: Townhouse (Single)



4/24 Bayswater Rd CROYDON 3136 (REI)

Agent Comments

3 2 2

Price: \$757,000

Method: Private Sale

Date: 12/09/2023

Property Type: Townhouse (Single)

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



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