

# 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

2/33 Begonia Avenue, Bayswater Vic 3153

### Indicative selling price

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

Range between \$430,000 & \$460,000

### Median sale price

Median price \$650,000 Property Type Unit Suburb Bayswater

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	1/33 Begonia Av BAYSWATER 3153	\$495,000	22/11/2023
2	2/36 Begonia Av BAYSWATER 3153	\$491,000	09/12/2023
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: 09/05/2024 15:20

2/33 Begonia Avenue, Bayswater Vic 3153

**Jellis  
Craig**

Joseph Corsi

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**Indicative Selling Price**

\$430,000 - \$460,000

**Median Unit Price**

Year ending March 2024: \$650,000



2 1 1

**Property Type:** Unit

Agent Comments

## Comparable Properties



1/33 Begonia Av BAYSWATER 3153 (REI/VG)

Agent Comments

2 1 1

**Price:** \$495,000

**Method:** Private Sale

**Date:** 22/11/2023

**Property Type:** Unit

**Land Size:** 148 sqm approx



2/36 Begonia Av BAYSWATER 3153 (REI/VG)

Agent Comments

2 1 1

**Price:** \$491,000

**Method:** Auction Sale

**Date:** 09/12/2023

**Property Type:** Unit

**Land Size:** 174 sqm approx

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



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