

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 24 Baker Road, Bayswater North Vic 3153

Indicative selling price

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

Range between \$900,000 & \$990,000

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	17 Manifold Ct CROYDON SOUTH 3136	\$980,000	23/11/2023
2	9 Nickson CI BAYSWATER NORTH 3153	\$965,000	09/02/2024
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: 07/05/2024 12:48

24 Baker Road, Bayswater North Vic 3153

**Jellis
Craig**

William Lyall

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Indicative Selling Price

\$900,000 - \$990,000

Median House Price

Year ending March 2024: \$822,000



 4  2  2

Property Type: House

Land Size: 547 sqm approx

Agent Comments

Comparable Properties



17 Manifold Ct CROYDON SOUTH 3136
(REI/VG)

Agent Comments

 3  2  2

Price: \$980,000

Method: Private Sale

Date: 23/11/2023

Property Type: House

Land Size: 504 sqm approx



9 Nickson CI BAYSWATER NORTH 3153
(REI/VG)

Agent Comments

 3  2  2

Price: \$965,000

Method: Private Sale

Date: 09/02/2024

Property Type: House

Land Size: 661 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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