

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

24A Dunlop Avenue, Bayswater North Vic 3153

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$835,000 Property Type House Suburb Bayswater North

Period - From 01/07/2022 to 30/06/2023 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	3/12 Fitzgerald St RINGWOOD EAST 3135	\$901,000	26/04/2023
2	15a Mt Dandenong Rd CROYDON 3136	\$880,000	28/06/2023
3	1/4 Branch Rd BAYSWATER NORTH 3153	\$805,000	25/07/2023

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: 10/08/2023 12:39



Property Type: House

Land Size: 430 sqm approx

Agent Comments

Comparable Properties



3/12 Fitzgerald St RINGWOOD EAST 3135 (REI/VG)

Agent Comments



Price: \$901,000

Method: Private Sale

Date: 26/04/2023

Property Type: Townhouse (Res)



15a Mt Dandenong Rd CROYDON 3136 (REI)

Agent Comments



Price: \$880,000

Method: Private Sale

Date: 28/06/2023

Property Type: House

Land Size: 381 sqm approx



1/4 Branch Rd BAYSWATER NORTH 3153 (REI) Agent Comments



Price: \$805,000

Method: Private Sale

Date: 25/07/2023

Property Type: Townhouse (Single)