Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

26 Branch Road, Bayswater North Vic 3153
26

Indicative selling price

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

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

Median sale price

Median price	\$822,000	Pro	perty 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

Add	dress of comparable property	Price	Date of sale
1	21 Homer Av CROYDON SOUTH 3136	\$965,000	21/03/2024
2	9 Nickson CI BAYSWATER NORTH 3153	\$965,000	09/02/2024
3	2 School Wlk CROYDON SOUTH 3136	\$918,000	28/02/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	04/06/2024 16:12





William Lyall 9870 6211 0411 823 337 WilliamLyall@jelliscraig.com.au

Indicative Selling Price \$900,000 - \$990,000 Median House Price Year ending March 2024: \$822,000



Property Type: House

Property Type: House Land Size: 500 sqm approx Agent Comments

Comparable Properties



21 Homer Av CROYDON SOUTH 3136 (REI/VG) Agent Comments

43 📛 2 🛱

Price: \$965,000 Method: Private Sale Date: 21/03/2024 Property Type: House Land Size: 867 sqm approx

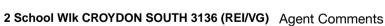


9 Nickson CI BAYSWATER NORTH 3153

(REI/VG)

💻 3 📥 2 🛱 2

Price: \$965,000 Method: Private Sale Date: 09/02/2024 Property Type: House Land Size: 661 sqm approx **Agent Comments**





4 📛 2 🛱

Price: \$918,000 Method: Private Sale Date: 28/02/2024 Property Type: House Land Size: 643 sqm approx

Account - Jellis Craig | P: 03 9870 6211



