

# 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 26 Branch Road, Bayswater North 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 \$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	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 comparable properties 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



**Property Type:** House

**Land Size:** 500 sqm approx

Agent Comments

## Comparable Properties



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



**Price:** \$965,000

**Method:** Private Sale

**Date:** 21/03/2024

**Property Type:** House

**Land Size:** 867 sqm approx



**9 Nickson Cl BAYSWATER NORTH 3153 (REI/VG)** Agent Comments



**Price:** \$965,000

**Method:** Private Sale

**Date:** 09/02/2024

**Property Type:** House

**Land Size:** 661 sqm approx



**2 School Wk CROYDON SOUTH 3136 (REI/VG)** Agent Comments



**Price:** \$918,000

**Method:** Private Sale

**Date:** 28/02/2024

**Property Type:** House

**Land Size:** 643 sqm approx