

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 3/4A Berry Road, Bayswater North Vic 3153

Indicative selling price

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

Range between \$580,000 & \$630,000

Median sale price

Median price \$655,000 Property Type Unit Suburb Bayswater North

Period - From 01/01/2024 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	4/80 Dublin Rd RINGWOOD EAST 3135	\$630,000	23/04/2024
2	20/25-29 Glen Park Rd BAYSWATER NORTH 3153	\$625,000	23/04/2024
3	13/45 King St BAYSWATER 3153	\$610,000	30/03/2024

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: 02/05/2024 09:01

3/4A Berry Road, Bayswater North Vic 3153

Brent Earney
9725 0000
0409 726 136
brentearney@methven.com.au



Rooms: 5
Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$580,000 - \$630,000
Median Unit Price
March quarter 2024: \$655,000

Comparable Properties



4/80 Dublin Rd RINGWOOD EAST 3135 (REI) Agent Comments



Price: \$630,000
Method: Private Sale
Date: 23/04/2024
Property Type: Unit



20/25-29 Glen Park Rd BAYSWATER NORTH 3153 (REI) Agent Comments



Price: \$625,000
Method: Private Sale
Date: 23/04/2024
Property Type: Unit
Land Size: 184 sqm approx



13/45 King St BAYSWATER 3153 (REI) Agent Comments



Price: \$610,000
Method: Private Sale
Date: 30/03/2024
Property Type: Unit

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