

# 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 Kathleen Close, 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 \$760,000 & \$830,000

### Median sale price

Median price \$820,000 Property Type House 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	9 Rotherwood Av RINGWOOD EAST 3135	\$810,000	20/04/2024
2	38 Orchard Rd BAYSWATER 3153	\$790,000	24/01/2024
3	166 Bayswater Rd CROYDON SOUTH 3136	\$780,000	08/04/2024

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: 22/05/2024 06:48



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**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 1091 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$760,000 - \$830,000  
**Median House Price**  
March quarter 2024: \$820,000

## Comparable Properties



**9 Rotherwood Av RINGWOOD EAST 3135 (REI)**

**Agent Comments**

3 1 2

**Price:** \$810,000  
**Method:** Auction Sale  
**Date:** 20/04/2024  
**Property Type:** House (Res)  
**Land Size:** 533 sqm approx



**38 Orchard Rd BAYSWATER 3153 (REI/VG)**

**Agent Comments**

4 1 3

**Price:** \$790,000  
**Method:** Auction Sale  
**Date:** 24/01/2024  
**Property Type:** House (Res)  
**Land Size:** 729 sqm approx



**166 Bayswater Rd CROYDON SOUTH 3136 (REI/VG)**

**Agent Comments**

3 1 1

**Price:** \$780,000  
**Method:** Private Sale  
**Date:** 08/04/2024  
**Property Type:** House (Res)  
**Land Size:** 874 sqm approx

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