

## 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

4 KENDALE COURT 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$854,000

Property type

House

Suburb

Bayswater North

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

### 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 6 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

|  |           |           |
|--|-----------|-----------|
| 5 HOWARD COURT BAYSWATER NORTH VIC 3153      | \$750,000 | 07-Dec-23 |
| 17 STUART STREET BAYSWATER NORTH VIC 3153    | \$768,000 | 16-Dec-23 |
| 40 WONTHULONG DRIVE BAYSWATER NORTH VIC 3153 | \$781,000 | 06-Dec-23 |

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 6 months.~~

This Statement of Information was prepared on: 19 February 2024

Natalie Terure

P 03 9762 6666

M 0410521129

E nterure@barryplant.com.au

**5 HOWARD COURT BAYSWATER  
NORTH VIC 3153**

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Sold Price **\$750,000** Sold Date **07-Dec-23**Distance **0.32km****17 STUART STREET BAYSWATER  
NORTH VIC 3153**

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Sold Price <sup>RS</sup> **\$768,000** Sold Date **16-Dec-23**Distance **0.75km****40 WONTHULONG DRIVE  
BAYSWATER NORTH VIC 3153**

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Sold Price **\$781,000** Sold Date **06-Dec-23**Distance **0.43km**

RS = Recent sale

UN = Undisclosed Sale

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