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

5 White Avenue, Bayswater North Vic 3153

Indicative selling price

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

Range between $800,000 & $880,000

Median sale price

| Median price | $835,000 | Property Type | House | Suburb | Bayswater North |

| Period - From | 01/01/2023 | to | 31/12/2023 | 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	30 Keswick Cr BAYSWATER NORTH 3153	$870,000	20/09/2023
2	2 Sara Ct BAYSWATER NORTH 3153	$837,500	15/11/2023
3	3 Blandford Cr BAYSWATER NORTH 3153	$800,000	26/09/2023

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: 20/03/2024 11:39

CONSUMER AFFAIRS VICTORIA

5 White Avenue, Bayswater North Vic 3153

BARRYPLANT

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Property Type:

Agent Comments

Indicative Selling Price
$800,000 - $880,000
Median House Price
Year ending December 2023: $835,000

Comparable Properties

30 Keswick Cr BAYSWATER NORTH 3153 (REI/VG)

🛏 3   🛁 2   🚗 3

Price: $870,000
Method: Private Sale
Date: 20/09/2023
Property Type: House
Land Size: 1004 sqm approx

Agent Comments

2 Sara Ct BAYSWATER NORTH 3153 (REI/VG)

🛏 3   🛁 1   🚗 -

Price: $837,500
Method: Private Sale
Date: 15/11/2023
Property Type: House (Res)
Land Size: 908 sqm approx

Agent Comments

3 Blandford Cr BAYSWATER NORTH 3153 (REI/VG)

🛏 3   🛁 1   🚗 -

Price: $800,000
Method: Private Sale
Date: 26/09/2023
Property Type: House
Land Size: 858 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9803 0400