

# 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 23 Toolimerin Avenue, 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 \$770,000 & \$795,000

### Median sale price

Median price \$698,000 Property type House Suburb Bayswater North

Period - From 01/04/2020 to 30/06/2020 Source REIV

### Comparable property sales

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
29 Blandford Crescent, Bayswater North Vic 3153	\$799,000	17/02/2020
23 Sherman Avenue, Bayswater North Vic 3153	\$820,000	14/02/2020
5 Allanbanan Drive, Bayswater North Vic 3153	\$750,000	11/03/2020

This Statement of Information was prepared on: 24-07-2020