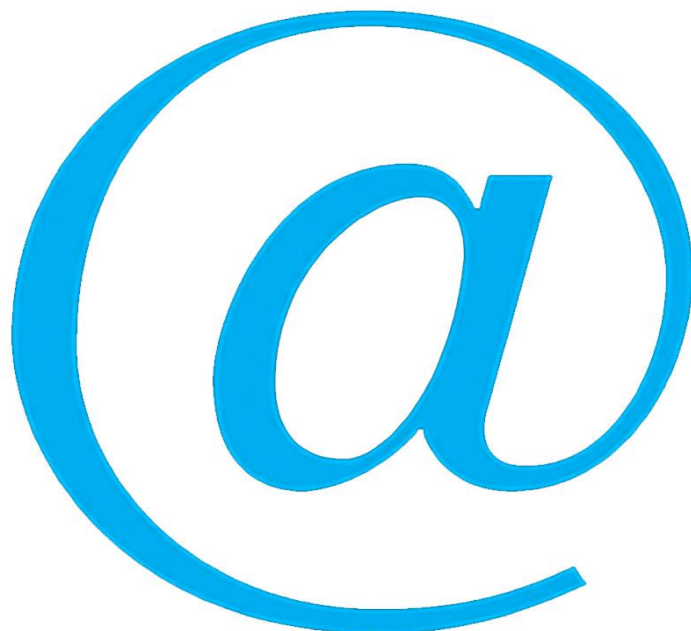


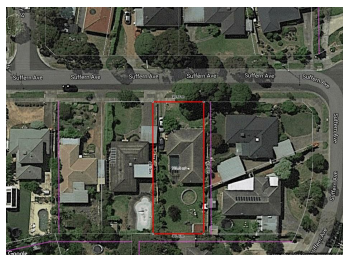
STATEMENT OF INFORMATION

38 SUFFERN AVENUE, BAYSWATER, VIC 3153
PREPARED BY KENNETH OOI , KENNETH OOI, OFFICE PHONE: 430121802



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



38 SUFFERN AVENUE, BAYSWATER, VIC

3 1 -

Indicative Selling Price

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

Price Range: \$880,000 to \$900,000

Provided by: Kenneth Ooi, Kenneth Ooi

MEDIAN SALE PRICE



BAYSWATER, VIC, 3153

Suburb Median Sale Price (House)

\$786,000

01 January 2017 to 31 December 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



23 YARRAN GR, BAYSWATER, VIC 3153

3 1 1

Sale Price

***\$880,000**

Sale Date: 01/02/2018

Distance from Property: 1.1 km



29 ARMSTRONG RD, BAYSWATER, VIC 3153

3 2 2

Sale Price

\$882,500

Sale Date: 23/09/2017

Distance from Property: 330m



28 YARRAN GR, BAYSWATER, VIC 3153

3 1 1

Sale Price

\$883,000

Sale Date: 16/09/2017

Distance from Property: 1.2km



This report has been compiled on 02/03/2018 by Kenneth Ooi. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

38 SUFFERN AVENUE, BAYSWATER, VIC 3153

Indicative selling price

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

Price Range:

\$880,000 to \$900,000

Median sale price

Median price

\$786,000

House

X

Unit


Suburb

BAYSWATER

Period

01 January 2017 to 31 December 2017

Source



Comparable property sales

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
23 YARRAN GR, BAYSWATER, VIC 3153	*\$880,000	01/02/2018
29 ARMSTRONG RD, BAYSWATER, VIC 3153	\$882,500	23/09/2017
28 YARRAN GR, BAYSWATER, VIC 3153	\$883,000	16/09/2017