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## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 3 Allambanan Drive, Bayswater North

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$660,000 & \$726,000

### Median sale price

Median price \$714,000 House ☒ Suburb Bayswater North

Period - From 01/01/2017 to 31/03/2017 Source [propertydata.com.au](http://propertydata.com.au)

### 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
1. 1 Koorong Avenue, Bayswater North	\$711,000	9/3/2017
2. 79 Army Road, Boronia	\$686,000	13/2/2017
3. 9 Minton Close, Boronia	\$682,000	15/2/2017

Property data source: [propertydata.com.au](http://propertydata.com.au). Generated on 22<sup>nd</sup> May 2017.