
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

3 Huxley Court, Bayswater

Indicative selling price

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

range between

\$760,000

&

\$810,000

Median sale price

Median price

\$837,000

House

X

Suburb

Bayswater

Period - From

01/10/2017

to

31/12/2017

Source

REIV

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
54 Allanfield Crescent, Boronia	\$810,000	12/09/2017
12 Duncan Avenue, Boronia	\$795,000	21/11/2017
20 Queenstown Road, Boronia	\$762,000	12/02/2018

Property data source: REIV. Generated on 6th March 2018.