

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

69 Burdekin Avenue, Bayswater North Vic 3153

Indicative selling price

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

Range between \$830,000 & \$860,000

Median sale price

Median price \$874,250 Property Type House Suburb Bayswater North

Period - From 13/07/2021 to 12/07/2022 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	10 Kalawar Av BAYSWATER NORTH 3153	\$851,500	09/04/2022
2	643 Dorset Rd BAYSWATER NORTH 3153	\$850,000	24/05/2022
3	274 Colchester Rd BAYSWATER NORTH 3153	\$840,000	08/03/2022

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: 13/07/2022 16:05

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 3  2  2

Rooms: 4
Property Type: House (Res)
Land Size: 788 sqm approx
Agent Comments

Indicative Selling Price

\$830,000 - \$860,000

Median House Price

13/07/2021 - 12/07/2022: \$874,250

Comparable Properties



10 Kalawar Av BAYSWATER NORTH 3153 (REI/VG)

Agent Comments

 3  1  2

Price: \$851,500
Method: Auction Sale
Date: 09/04/2022
Property Type: House (Res)
Land Size: 947.90 sqm approx



643 Dorset Rd BAYSWATER NORTH 3153 (REI) **Agent Comments**

 3  1  3

Price: \$850,000
Method: Sold Before Auction
Date: 24/05/2022
Property Type: House (Res)
Land Size: 790 sqm approx



274 Colchester Rd BAYSWATER NORTH 3153 (VG) **Agent Comments**

 3  -  -

Price: \$840,000
Method: Sale
Date: 08/03/2022
Property Type: House (Res)
Land Size: 890 sqm approx

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