
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

413 Boronia Road, Bayswater

Indicative selling price

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

range between

\$680,000

&

\$740,000

Median sale price

Median price

\$722,500

House

X

Suburb

Bayswater

Period - From

01/01/2017

to

31/03/2017

Source

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
25 Fairlawn Place, Bayswater	\$730,000	01/03/2017
27 Patterson Street, Bayswater	\$715,000	01/02/2017
8 Figtree Place, Bayswater	\$695,000	18/03/2017

Property data source: propertydata.com.au. Generated on 13th June 2017.