

## 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

12 POINTSIDE AVENUE BAYSWATER NORTH VIC 3153

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$854,000

Property type

House

Suburb

Bayswater North

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

### 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 6 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

22 KING STREET CROYDON SOUTH VIC 3136	\$650,000	21-Aug-23
3/484 DORSET ROAD BORONIA VIC 3155	\$685,000	16-Oct-23
18 HILDA AVENUE BORONIA VIC 3155	\$681,000	26-Oct-23

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 6 months.~~

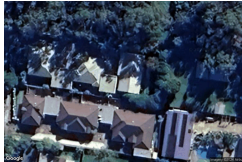
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**22 KING STREET CROYDON SOUTH VIC 3136** Sold Price **\$650,000** Sold Date **21-Aug-23**  
Distance **1.9km**

 3  1  1



**3/484 DORSET ROAD BORONIA VIC 3155** Sold Price **\$685,000** Sold Date **16-Oct-23**  
Distance **0.84km**

 3  1  2



**18 HILDA AVENUE BORONIA VIC 3155** Sold Price **\$681,000** Sold Date **26-Oct-23**  
Distance **1.37km**

 3  1  2

**RS** = Recent sale      **UN** = Undisclosed Sale

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