

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

54 Central Avenue, Bayswater North Vic 3153

Indicative selling price

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

Range between \$640,000 & \$690,000

Median sale price

Median price \$900,000 Property Type House Suburb Bayswater North

Period - From 01/10/2022 to 31/12/2022 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	7 Falconer Cr BAYSWATER NORTH 3153	\$780,000	15/02/2023
2			
3			

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.~~

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54 Central Avenue, Bayswater North Vic 3153

woodards 

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Indicative Selling Price

\$640,000 - \$690,000

Median House Price

December quarter 2022: \$900,000



 1  1  1

Property Type: House

Land Size: 676 sqm approx

Agent Comments

Comparable Properties



7 Falconer Cr BAYSWATER NORTH 3153 (REI) **Agent Comments**

 3  1  2

Price: \$780,000

Method: Private Sale

Date: 15/02/2023

Rooms: 5

Property Type: House (Res)

Land Size: 792 sqm approx

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.

Account - Woodards | P: 03 9894 1000 | F: 03 9894 8111



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