

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

3/8 Dunlop Avenue, Bayswater North

Indicative selling price

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

Range between \$620,000 & \$650,000

Median sale price

(*Delete house or unit as applicable)

Median price \$550,000 *House ☐ *Unit ☒ Suburb Bayswater North

Period - From 1/1/2017 to 31/3/2017 Source REIV

Comparable property sales

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
3 Bacctius Drive, Croydon South	\$600,000	3/11/2016
1/12 White Avenue, Bayswater North	\$650,000	10/3/2017
11a Rotherwood Avenue, Ringwood East	\$648,000	24/11/2017