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## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 48 Burdekin Avenue, Bayswater North, 3153

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$800,000 & \$850,000

### Median sale price

Median price \$735,000 \*House ☒ Suburb Bayswater North

Period - From 01/10/2017 to 31/12/2017 Source REIV 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
41 Pioneer Way, Kilsyth South, 3137	\$842,000	14/02/2018
10 Tara Close, Croydon, 3136	\$842,000	13/12/2017
8 Wonthulong Drive, Bayswater North, 3153	\$800,000	15/11/2017

Property data source: REIV propertydata.com.au. Generated on 11<sup>th</sup> April, 2018.