
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 13 Stratton Court, Bayswater 3153

Indicative selling price

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

Single Price \$739,900

Median sale price

Median price \$801,000

*House ☒

Suburb Bayswater

Period - From 01/09/2017 to 31/08/2018

Source RP Data

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
90 Sasses Avenue, Bayswater 3153	\$742,500	28/03/2018
3 Mitre Crescent, Bayswater 3153	\$725,000	05/09/2018
8 Elizabeth Street, Bayswater 3153	\$762,500	03/05/2018

Property data source: rpdata.com.au. Generated on 21st September 2018.