

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 12 Toolimerin Avenue, Bayswater North

Indicative selling price

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

Single price \$* or range between \$* 765,000 & \$ 841,500

Median sale price

(*Delete house or unit as applicable)

Median price \$ 748,000 *House X *Unit Suburb Bayswater North

Period - From 1/1/18 to 1/3/18 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 8 Wonthulong Drive, Bayswater North	\$ 800,000	18/11/17
2 7 Anderson Close, Bayswater North	\$ 822,000	30/8/17
3 8 Toolimerin Avenue, Bayswater North	\$ 825,000	23/6/17