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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 14 Kalawar 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 \$760,000 & \$790,000

### Median sale price

Median price \$727,000 \*House ☒ Suburb Bayswater North

Period - From 01/11/2017 to 31/10/2018 Source CoreLogic

### 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
6a Nyanda Court, Croydon, 3136	\$770,000	24/07/2018
36 Avington Crescent, Boronia, 3155	\$775,000	02/07/2018
25a Homer Avenue, Croydon South, 3136	\$780,000	01/09/2018

Property data source: CoreLogic. Generated on 27<sup>th</sup> November, 2018.