

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

32 SUFFERN AVENUE BAYSWATER VIC 3153

### Indicative selling price

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

Single Price

or range  
between

\$960,000

&

\$1,050,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$895,750

Property type

House

Suburb

Bayswater

Period-from

01 Jul 2021

to

30 Jun 2022

Source

Corelogic

### 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 6 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

|                                      |             |           |
|--------------------------------------|-------------|-----------|
| 36 SUFFERN AVENUE BAYSWATER VIC 3153 | \$1,075,000 | 26-Feb-22 |
| 41 PINDARI DRIVE BAYSWATER VIC 3153  | \$1,045,000 | 23-Apr-22 |
| 36 PINDARI DRIVE BAYSWATER VIC 3153  | \$1,000,000 | 05-Mar-22 |

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 07 July 2022


**36 SUFFERN AVENUE  
BAYSWATER VIC 3153**

 4  2  2

Sold Price **\$1,075,000** Sold Date **26-Feb-22**

Distance **0.03km**


**41 PINDARI DRIVE BAYSWATER  
VIC 3153**

 3  2  4

Sold Price <sup>RS</sup> **\$1,045,000** Sold Date **23-Apr-22**

Distance **1.28km**


**36 PINDARI DRIVE BAYSWATER  
VIC 3153**

 4  2  2

Sold Price **\$1,000,000** Sold Date **05-Mar-22**

Distance **1.34km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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