

## 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

10 Fairlawn Place 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

\$770,000

&

\$840,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Bayswater

Period-from

01 Apr 2020

to

31 Mar 2021

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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 1 The Grove Boronia VIC 3155        | \$775,000 | 23-Dec-20 |
| 24 Hilda Avenue Boronia VIC 3155    | \$801,000 | 30-Jan-21 |
| 72 Sasses Avenue Bayswater VIC 3153 | \$828,000 | 01-Feb-21 |

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: 14 April 2021



### 1 The Grove Boronia VIC 3155

Sold Price

**\$775,000**

Sold Date **23-Dec-20**

 4  2  2

Distance **1.58km**



### 24 Hilda Avenue Boronia VIC 3155

Sold Price

**\$801,000**

Sold Date **30-Jan-21**

 4  2  2

Distance **1.77km**



### 72 Sasses Avenue Bayswater VIC 3153

Sold Price

**\$828,000**

Sold Date **01-Feb-21**

 4  1  2

Distance **1.55km**

RS = Recent sale

UN = Undisclosed Sale

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