
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

1 Sherman Drive, Bayswater North 3153

Indicative selling price

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

Range between

\$700,000

 &

\$770,000

Median sale price

Median price

\$735,000

*House

X

Suburb

Bayswater North

Period - From

01/10/2017

to

31/12/2017

Source

REIV propertydata.com.au

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
6 Stafford Court, Bayswater North, 3153	\$765,000	17/10/2017
70 Burdekin Avenue, Bayswater North 3153	\$727,259	28/11/2017
17 Toolimerin Avenue, Bayswater North 3153	\$701,000	12/12/2017

Property data source: REIV propertydata.com.au. Generated on 4th of April 2018.