
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 7 Suffern Avenue, Bayswater 3153

Indicative selling price

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

Range between \$760,000 & \$830,000

Median sale price

Median price \$735,000 *House ☒ Suburb Bayswater

Period - From 01/05/2018 to 30/04/2019 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 |
|-----------------------------------|-----------|--------------|
| 58 Kingloch Parade, Wantirna 3152 | \$810,000 | 15/12/2018 |
| 1a Sharps Court, Heathmont 3135 | \$765,000 | 02/03/2019 |
| 77 Sasses Avenue, Bayswater 3153 | \$810,000 | 31/03/2019 |

Property data source: CoreLogic. Generated on 21st May 2019.