

# 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 23 Sherman Drive, Bayswater North Vic 3153

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$790,000 & \$830,000

### Median sale price

Median price \$746,250 Property type House Suburb Bayswater North

Period - From 01/07/2019 to 30/09/2019 Source REIV

### Comparable property sales

A\* 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
12 Sherman Drive, Bayswater North Vic 3153	\$787,000	03/09/2019
3 Clarkedale Rise, Kilsyth South Vic 3137	\$835,200	08/07/2019
20 Huntingdon Avenue, Bayswater North Vic 3153	\$830,000	26/10/2019

This Statement of Information was prepared on: 30-12-2019