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**STATEMENT OF INFORMATION****Single residential property located  
in the Melbourne metropolitan area.**

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**Sections 47AF of the *Estate Agents Act 1980***

**Property offered for sale**

Address  
Including suburb and  
postcode 45 Enfield Drive, Bayswater 3153

**Indicative selling price**

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

Range between \$660,000 & \$720,000

**Median sale price**

Median price \$715,000

\*House ☒

Suburb Bayswater

Period - From 01/07/2018 to 30/06/2019

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
3 Carloine Court, Bayswater 3153	\$683,600	21/03/2019
6 Waldheim Road, Bayswater 3153	\$665,000	21/06/2019
49 Tate Avenue, Wantirna South 3152	\$710,000	19/03/2019

Property data source: CoreLogic. Generated on 24<sup>th</sup> July.