

# 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

69 Burdekin Avenue, 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 \$870,000 & \$920,000

### Median sale price

Median price \$835,000 Property Type House Suburb Bayswater North

Period - From 01/07/2022 to 30/06/2023 Source REIV

### 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 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
1	15a Mirang Av CROYDON 3136	\$920,000	15/08/2023
2	31 Kalawar Av BAYSWATER NORTH 3153	\$915,000	27/07/2023
3	27 Shrubby Wlk CROYDON SOUTH 3136	\$900,000	20/06/2023

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 six months.~~

This Statement of Information was prepared on: 10/10/2023 10:38

69 Burdekin Avenue, Bayswater North Vic 3153



3 2

**Property Type:** House  
**Land Size:** 794 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$870,000 - \$920,000  
**Median House Price**  
Year ending June 2023: \$835,000

## Comparable Properties



**15a Mirang Av CROYDON 3136 (REI)**

**Agent Comments**

3 2 2

**Price:** \$920,000  
**Method:** Auction Sale  
**Date:** 15/08/2023  
**Property Type:** House (Res)



**31 Kalawar Av BAYSWATER NORTH 3153 (REI/VG)**

**Agent Comments**

3 2 2

**Price:** \$915,000  
**Method:** Private Sale  
**Date:** 27/07/2023  
**Property Type:** House  
**Land Size:** 838 sqm approx



**27 Shrubby Wik CROYDON SOUTH 3136 (REI)**

**Agent Comments**

3 1 1

**Price:** \$900,000  
**Method:** Private Sale  
**Date:** 20/06/2023  
**Property Type:** House  
**Land Size:** 548 sqm approx

**Account - Vogl & Walpole Estate Agents** | P: 03 8580 6200



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