

## 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

38 Warruga Avenue Bayswater VIC 3153

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price

or range  
between

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$738,000

\*House

X

\*Unit

Suburb

Bayswater

Period-from

01 Mar 2018

to

28 Feb 2019

Source

Corelogic

### 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

32 Lance Road Bayswater VIC 3153	\$770,000	15-Oct-18
1 Kleinert Road Boronia VIC 3155	\$762,500	19-Feb-19
26 Pindari Drive Bayswater VIC 3153	\$748,888	20-Oct-18

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.~~

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**32 Lance Road Bayswater VIC 3153** Sold Price **\$770,000** Sold Date **15-Oct-18**

 5  2  2

Distance **0.98km**



**1 Kleinert Road Boronia VIC 3155** Sold Price <sup>RS</sup> **\$762,500** <sup>UN</sup> Sold Date **19-Feb-19**

 4  2  2

Distance **1.34km**



**26 Pindari Drive Bayswater VIC 3153** Sold Price **\$748,888** Sold Date **20-Oct-18**

 4  2  2

Distance **0.14km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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