

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

17 Aylesbury Avenue, Bayswater North Vic 3153

Indicative selling price

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

Range between \$890,000 & \$950,000

Median sale price

Median price \$868,250 Property Type House Suburb Bayswater North

Period - From 01/10/2021 to 31/12/2021 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	43 Blandford Cr BAYSWATER NORTH 3153	\$951,500	05/10/2021
2	107 Army Rd BORONIA 3155	\$933,000	13/11/2021
3	6 Day Cr BAYSWATER NORTH 3153	\$903,500	14/10/2021

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:

02/03/2022 13:01

17 Aylesbury Avenue, Bayswater North Vic 3153

Christopher Clerke

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Indicative Selling Price

\$890,000 - \$950,000

Median House Price

December quarter 2021: \$868,250



 4  2  3

Property Type: House (Previously Occupied - Detached)

Land Size: 790 sqm approx

Agent Comments

Comparable Properties



43 Blandford Cr BAYSWATER NORTH 3153 (REI/VG)

Agent Comments

 4  2  -

Price: \$951,500

Method: Private Sale

Date: 05/10/2021

Rooms: 6

Property Type: House (Res)

Land Size: 797 sqm approx



107 Army Rd BORONIA 3155 (REI/VG)

Agent Comments

 4  1  3

Price: \$933,000

Method: Auction Sale

Date: 13/11/2021

Property Type: House (Res)

Land Size: 725 sqm approx



6 Day Cr BAYSWATER NORTH 3153 (REI/VG)

Agent Comments

 3  1  2

Price: \$903,500

Method: Private Sale

Date: 14/10/2021

Property Type: House (Res)

Land Size: 792 sqm approx

Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354