Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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7 Aylesbury Avenue, Bayswater North Vic 3153
7 F

Indicative selling price

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

Range between \$890,000 & \$950,000	
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Median sale price

Median price	\$868,250	Pro	perty 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

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

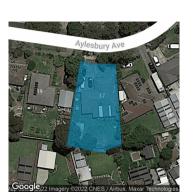


Date of sale



Christopher Clerke 03 9725 0000 0459 101 811 chrisclerke@methven.com.au

Indicative Selling Price \$890,000 - \$950,000 **Median House Price** December quarter 2021: \$868,250



Property Type: House (Previously Occupied - Detached) Land Size: 790 sqm approx

Agent Comments

Comparable Properties



43 Blandford Cr BAYSWATER NORTH 3153 (REI/VG)

Price: \$951,500 Method: Private Sale Date: 05/10/2021 Rooms: 6

Property Type: House (Res) Land Size: 797 sqm approx

Agent Comments



107 Army Rd BORONIA 3155 (REI/VG)





Price: \$933.000 Method: Auction Sale Date: 13/11/2021

Property Type: House (Res) Land Size: 725 sqm approx **Agent Comments**

Agent Comments



6 Day Cr BAYSWATER NORTH 3153 (REI/VG)

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Price: \$903,500 Method: Private Sale Date: 14/10/2021

Property Type: House (Res) Land Size: 792 sqm approx

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