
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 17 Toolimerin Avenue, Bayswater North, 3153

Indicative selling price

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

Range between \$660,000 & \$700,000

Median sale price

Median price \$748,000 *House ☒ Suburb Bayswater North

Period - From 01/07/2017 to 30/09/2017 Source REIV propertydata.com.au

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
94 Allambanan Drive, Bayswater North, 3153	\$701,000	18/09/2017
10 Bouganville Street, Boronia, 3155	\$683,000	04/07/2017
9 Judith Avenue, Boronia, 3155	\$660,000	15/06/2017

Property data source: REIV propertydata.com.au. Generated on 28th November, 2017.