

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

11 Sasses Avenue, Bayswater Vic 3153

Indicative selling price

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

Range between \$600,000

&

\$660,000

Median sale price

Median price \$540,500

House

Unit

X

Suburb

Bayswater

Period - From 01/04/2017

to

31/03/2018

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	53 Sydney Rd BAYSWATER 3153	\$660,000	14/04/2018
2	2/16 Lance Rd BAYSWATER 3153	\$630,000	31/12/2017
3	1/8 Lemon Gr BAYSWATER 3153	\$607,500	05/05/2018

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.



 3  1  2

Rooms:
Property Type: House
Land Size: 561 sqm approx
 Agent Comments

Indicative Selling Price
 \$600,000 - \$660,000
Median Unit Price
 Year ending March 2018: \$540,500

Comparable Properties



53 Sydney Rd BAYSWATER 3153 (REI)

Agent Comments

 3  1  2

Price: \$660,000
Method: Auction Sale
Date: 14/04/2018
Rooms: 4
Property Type: House (Res)
Land Size: 945 sqm approx



2/16 Lance Rd BAYSWATER 3153 (REI)

Agent Comments

 3  1  2

Price: \$630,000
Method: Private Sale
Date: 31/12/2017
Rooms: 5
Property Type: House (Res)
Land Size: 514 sqm approx



1/8 Lemon Gr BAYSWATER 3153 (REI)

Agent Comments

 3  1  2

Price: \$607,500
Method: Auction Sale
Date: 05/05/2018
Rooms: -
Property Type: House (Res)
Land Size: 583 sqm approx