

## 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

33 ENFIELD DRIVE BAYSWATER VIC 3153

### Indicative selling price

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

Single Price

or range  
between

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$861,500

Property type

House

Suburb

Bayswater

Period-from

01 May 2023

to

30 Apr 2024

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 6 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 VICTORIA ROAD BAYSWATER VIC 3153	\$800,000	04-Mar-24
10 CADLE COURT BAYSWATER VIC 3153	\$801,000	13-Apr-24
40 SUFFERN AVENUE BAYSWATER VIC 3153	\$885,000	26-Apr-24

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 6 months.~~

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**32 VICTORIA ROAD BAYSWATER  
VIC 3153**

 3  1  3

Sold Price

**\$800,000**

Sold Date **04-Mar-24**

Distance **0.34km**



**10 CADLE COURT BAYSWATER  
VIC 3153**

 3  1  3

Sold Price

<sup>RS</sup> **\$801,000** <sup>UN</sup>

Sold Date **13-Apr-24**

Distance **0.84km**



**40 SUFFERN AVENUE  
BAYSWATER VIC 3153**

 3  1  4

Sold Price

<sup>RS</sup> **\$885,000**

Sold Date **26-Apr-24**

Distance **1.77km**

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

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