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

22 Margaret Avenue, Bayswater Vic 3153

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$950,000		&		\$990,000			
Median sale p	rice							
Median price	\$928,250	Pro	operty Type	Hou	se		Suburb	Bayswater
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	22 Agora Blvd FERNTREE GULLY 3156	\$960,000	10/11/2023
2	19 Paul Av WANTIRNA SOUTH 3152	\$953,000	10/02/2024
3	52 Paton Cr BORONIA 3155	\$950,000	19/02/2024

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:

18/03/2024 10:26



22 Margaret Avenue, Bayswater Vic 3153



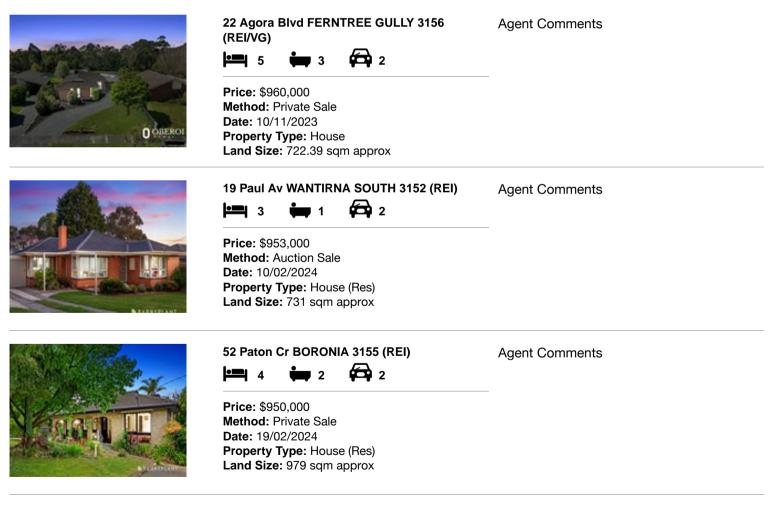
21.31m 45.61m 45.59m 45.59m 972.40 sqm (approx.) 21.34m the Professionals



Property Type: House Land Size: 972 sqm approx Agent Comments Christopher Clerke 03 9725 0000 0459 101 811 chrisclerke@methven.com.au

Indicative Selling Price \$950,000 - \$990,000 Median House Price December quarter 2023: \$928,250

Comparable Properties



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





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