

# 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 [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$950,000

&

\$990,000

### Median sale price

Median price

\$928,250

Property Type

House

Suburb

Bayswater

Period - From

01/10/2023

to

31/12/2023

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	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



**Property Type:** House

**Land Size:** 972 sqm approx

**Agent Comments**

## Comparable Properties



**22 Agora Blvd FERNTREE GULLY 3156 (REI/VG)**

**Agent Comments**



**Price:** \$960,000

**Method:** Private Sale

**Date:** 10/11/2023

**Property Type:** House

**Land Size:** 722.39 sqm approx



**19 Paul Av WANTIRNA SOUTH 3152 (REI)**

**Agent Comments**



**Price:** \$953,000

**Method:** Auction Sale

**Date:** 10/02/2024

**Property Type:** House (Res)

**Land Size:** 731 sqm approx



**52 Paton Cr BORONIA 3155 (REI)**

**Agent Comments**



**Price:** \$950,000

**Method:** Private Sale

**Date:** 19/02/2024

**Property Type:** House (Res)

**Land Size:** 979 sqm approx