

## 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

55 SASSES AVENUE BAYSWATER VIC 3153

### Indicative selling price

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

Single Price

or range  
between

\$790,000

&

\$840,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$862,000

Property type

House

Suburb

Bayswater

Period-from

01 Feb 2024

to

31 Jan 2025

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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 44 SASSES AVENUE BAYSWATER VIC 3153 | \$792,500 | 07-Dec-24 |
| 2 CAROLINE COURT BAYSWATER VIC 3153 | \$820,000 | 13-Nov-24 |
| 29 SUSAN STREET BAYSWATER VIC 3153  | \$826,000 | 27-Aug-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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Don Mitrevski  
P 03 9729 5288  
M 0407 687 652  
E don@surrealpg.com.au



**44 SASSES AVENUE BAYSWATER  
VIC 3153**

Sold Price

<sup>RS</sup> **\$792,500** Sold Date **07-Dec-24**

 3  1  2

Distance **0.13km**



**2 CAROLINE COURT BAYSWATER  
VIC 3153**

Sold Price

**\$820,000** Sold Date **13-Nov-24**

 3  1  3

Distance **0.45km**



**29 SUSAN STREET BAYSWATER  
VIC 3153**

Sold Price

**\$826,000** Sold Date **27-Aug-24**

 3  1  1

Distance **0.92km**

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

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