

## STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR  
OUTSIDE THE MELBOURNE METROPOLITAN AREA

**Sections 47AF of the Estate Agents Act 1980**

### PROPERTY OFFERED FOR SALE

**22 Sherbourne Avenue, Bayswater North, VIC 3153**

### INDICATIVE SELLING PRICE

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range Between \$650,000 & \$700,000**

### MEDIAN SALE PRICE

**Median price \$730,000 | House | Bayswater North (3153)**

**Period - From 1 April 2017 to 30 June 2017 | Source - REIV - PDOL**

### COMPARABLE PROPERTY SALES

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
<b>50 BURDEKIN AVE, BAYSWATER NORTH VIC 3153</b>	<b>\$683,000</b>	<b>17/05/2017</b>
<b>2/170 ALBERT AVE, BORONIA VIC 3155</b>	<b>\$680,000</b>	<b>06/05/2017</b>
<b>20 BLANDFORD CRES, BAYSWATER NORTH VIC 3153</b>	<b>\$650,000</b>	<b>15/07/2017</b>