

## 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 22a Wendover 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 \$695,000 & \$750,000

#### Median sale price

Median price \$509,000 House Unit X Suburb Bayswater North

Period - From 01/10/2017 to 30/09/2018 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	11 Tintern Av BAYSWATER NORTH 3153	\$785,000	08/12/2018
2	8a Tudor Ct HEATHMONT 3135	\$765,000	18/07/2018
3	1/10 Valda Av RINGWOOD EAST 3135	\$725,000	15/07/2018

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.~~

22a Wendover Avenue, Bayswater North Vic 3153



 3  2  2

**Rooms:**  
**Property Type:** House  
**Land Size:** 314 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$695,000 - \$750,000  
**Median Unit Price**  
Year ending September 2018: \$509,000

## Comparable Properties



11 Tintern Av BAYSWATER NORTH 3153 (REI) **Agent Comments**

 4  3  2

**Price:** \$785,000  
**Method:** Auction Sale  
**Date:** 08/12/2018  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 807 sqm approx



8a Tudor Ct HEATHMONT 3135 (REI/VG) **Agent Comments**

 3  1  -

**Price:** \$765,000  
**Method:** Sold Before Auction  
**Date:** 18/07/2018  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 629 sqm approx



1/10 Valda Av RINGWOOD EAST 3135 (REI/VG) **Agent Comments**

 3  2  1

**Price:** \$725,000  
**Method:** Private Sale  
**Date:** 15/07/2018  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 378 sqm approx