BarryPlant

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	61 Suffern Avenue Bayswater VIC 3153

Indicative selling price

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

Single Price	$749,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$792,500	*House	X	~~*Unit~~		Suburb	Bayswater
Period-from	01 Nov 2017	to	31 Oct 2018			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 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
12 Suffern Avenue Bayswater VIC 3153	$740,000	10-Nov-18
17 Suffern Avenue Bayswater VIC 3153	$757,000	25-Apr-18
18 Princess Street Bayswater VIC 3153	$768,000	31-Oct-18

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.~~

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12 Suffern Avenue Bayswater VIC 3153

3 1 6

Sold Price **$740,000** Sold Date **10-Nov-18**

Distance **0.16km**



17 Suffern Avenue Bayswater VIC 3153

3 1 2

Sold Price **$757,000** Sold Date **25-Apr-18**

Distance **0.23km**



18 Princess Street Bayswater VIC 3153

3 1 2

Sold Price **$768,000** Sold Date **31-Oct-18**

Distance **1.17km**

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