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	28 Sasses Avenue, Bayswater Vic 3153

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $850,000 & $935,000

Median sale price

Median price $862,000 Property Type House Suburb Bayswater

Period - From 24/09/2023 to 23/09/2024 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	52 Jeanette St BAYSWATER 3153	$948,000	04/09/2024
2	320 Boronia Rd BORONIA 3155	$852,000	22/06/2024
3	13 Thanos Ct BORONIA 3155	$945,500	13/04/2024

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: 24/09/2024 12:02

28 Sasses Avenue, Bayswater Vic 3153

Peter Liu
0451367278
peter.liu@raywhite.com



land over 700sqm, 3bed 2bath

3 -

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$850,000 - $935,000
Median House Price
24/09/2023 - 23/09/2024: $862,000

Comparable Properties



52 Jeanette St BAYSWATER 3153 (REI)

4 2 3

Price: $948,000
Method: Sold Before Auction
Date: 04/09/2024
Property Type: House (Res)
Land Size: 743 sqm approx

Agent Comments



320 Boronia Rd BORONIA 3155 (REI/VG)

4 2 -

Price: $852,000
Method: Auction Sale
Date: 22/06/2024
Property Type: House (Res)
Land Size: 730 sqm approx

Agent Comments



13 Thanos Ct BORONIA 3155 (REI/VG)

5 3 4

Price: $945,500
Method: Auction Sale
Date: 13/04/2024
Property Type: House (Res)
Land Size: 716 sqm approx

Agent Comments

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