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<br>Including suburb and postcode | 44 Sasses Avenue, Bayswater Vic 3153 |

## Indicative selling price

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

Range between $750,000 & $800,000

## Median sale price

Median price $867,500 Property Type House Suburb Bayswater

Period - From 12/11/2023 to 11/11/2024 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 | 4 Amber St BAYSWATER 3153 | $751,000 | 30/10/2024 |
| 2 | 30 Matlock Rd BORONIA 3155 | $761,500 | 20/07/2024 |
| 3 | 100 Gertonia Av BORONIA 3155 | $800,000 | 10/07/2024 |

**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: 12/11/2024 14:25

# 44 Sasses Avenue, Bayswater Vic 3153

Peter Liu
0451367278
peter.liu@raywhite.com



3 1 2

**Property Type:** House

Agent Comments

**Indicative Selling Price**
$750,000 - $800,000
**Median House Price**
12/11/2023 - 11/11/2024: $867,500

## Comparable Properties



**4 Amber St BAYSWATER 3153 (REI)**

3 1 2

**Price:** $751,000
**Method:** Auction Sale
**Date:** 30/10/2024
**Property Type:** House (Res)
**Land Size:** 783 sqm approx

Agent Comments



**30 Matlock Rd BORONIA 3155 (REI/VG)**

3 1 2

**Price:** $761,500
**Method:** Auction Sale
**Date:** 20/07/2024
**Property Type:** House (Res)
**Land Size:** 725 sqm approx

Agent Comments



**100 Gertonia Av BORONIA 3155 (REI/VG)**

3 1 2

**Price:** $800,000
**Method:** Private Sale
**Date:** 10/07/2024
**Property Type:** House
**Land Size:** 743 sqm approx

Agent Comments



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