Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting.**

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode	17 Sherbourne Avenue, Bayswater North, 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	$*	or range between	$760,000	&	$836,000

Median sale price

Median price	$825,000	Property type	*House*	Suburb	Bayswater North

Period - From	01/01/25	to	31/03/25	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
53 Burdekin Avenue, Bayswater North, Vic 3153	$815,000	20/03/25
2 Huntingdon Avenue, Bayswater North, Vic 3153	$790,000	29/01/25
9 Winchester Drive, Bayswater North, Vic 3153	$800,100	08/11/24

This Statement of Information was prepared on:	01/05/25

1). 這是物業的價格指南。價格可 以是單一價格，也可以是最高 為10%的價格範圍。該價格不 得低於： • 賣家的要價 • 代理人的預估銷售價格，或 • 已被賣方拒絕的書面報價。

2). 中位意為"在中間"。這個價 格意味著大約一半在這個郊區 上市的物業高於該價格，一半 低於該價格。

3). 之前出售的與待售物業具有相 似狀況、標準和位置的物業。 這些銷售： • 如果在墨爾本大都會地區， 則應發生在過去6個月以 內，且在待售物業2公里範 圍內 • 如果在墨爾本大都會地區 以外，則應發生在過去18 個月以內，且在待售物業5 公里範圍內 。

(The above Chinese language is taken from Consumer Affairs Victoria website which is Chinese explanatory notes regarding the Statement of Information: https://www.consumer.vic.gov.au/library/publications/resources-and-education/other-languages/soi-explanatory-notes-chinese.pdf)