

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

60A Sasses Avenue, Bayswater

Indicative selling price

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

Single price

\$785,000

or range between

&

Median sale price

Median price

\$686,000

Property type

Townhouse

Suburb

Bayswater

Period - From

March 2021

to

June 2021

Source

Core Logic

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

Address of comparable property	Price	Date of sale
1	\$	
2	\$	
3	\$	

OR No off the plan townhouses were sold in this area in the past 12 months

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: 30/05/2022