



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

24 Cumberland Avenue, Bayswater

Indicative selling price

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

Range between \$*780,000 & \$830,000

Median sale price

Median price \$740,000 *House Suburb Bayswater

Period - From 29/5/2018 to 28/5/2019 Source realestate.com.au

Comparable property sales

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.

Date: 8/8/2019