

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 27 Terama Crescent, Bayswater

Indicative selling price

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

Range between \$*720,000 & \$790,000

Median sale price

Median price \$727,500 *House ☒ Suburb Bayswater
Period - From 28/06/2018 to 27/06/2019 Source realestate.com.au

Comparable property sales

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 – 18 Monaro Close, Wantirna South	\$660,000	15/06/2019
2 – 30 Terama Crescent, Bayswater	\$625,000	26/03/2019
3 – 43 Marlborough Road, Bayswater	\$715,000	19/05/2019

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.

Date: