



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**39 Burdekin Avenue,  
BAYSWATER NORTH 3153**

House



3 beds



2 baths



2 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range from \$750,000 -  
\$810,000**

### Median sale price

Median **House** for **BAYSWATER NORTH** for period **Apr 2017 - Jun 2017**  
Sourced from **Pricefinder**.

**\$712,500**

### Comparable property sales

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 the most comparable to the property for sale.

**8 Toolimerin Avenue ,** Price **\$825,000** Sold 23 June 2017  
BAYSWATER NORTH 3153

**3 Allamban Drive,** Price **\$780,000** Sold 06 June 2017  
BAYSWATER NORTH 3153

**24 Sherman Drive,** Price **\$757,000** Sold 28 March 2017  
BAYSWATER NORTH 3153

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Contact agents

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**Ray White Bayswater**

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