



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**1/81 Scoresby Road,  
BAYSWATER 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 \$730,000 - \$790,000**

### Median sale price

Median **House** for **BAYSWATER** for period **Apr 2018 - Apr 2018**

Sourced from [realestate.com.au](http://realestate.com.au).

**\$790,000**

### Comparable property sales

These are the three properties sold within two kilo metres 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.

**2/17 Kumala Road,**  
Bayswater 3153

Price **\$778,000** Sold 18 April  
2018

**2/11 White Avenue,**  
Bayswater 3153

Price **\$730,000** Sold 29  
March 2018

**3/9 Myrtle Street,**  
Bayswater 3153

Price **\$733,000** Sold 03  
March 2018

### Additional Information

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 [realestate.com.au](http://realestate.com.au).

### Hill Real Estate - Wantirna

2A/426 Burwood Hwy,  
WANTIRNA SOUTH VIC 3152

### Contact agents



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