

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/12 WESTHAM CRESCENT BAYSWATER VIC 3153

Indicative selling price

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

Single Price

or range
between

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Bayswater

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

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 6 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

2/5 NEAL STREET BAYSWATER VIC 3153	\$836,000	09-Dec-23
3/95 SCORESBY ROAD BAYSWATER VIC 3153	\$850,000	10-Dec-23
2/10 CANTERBURY ROAD HEATHMONT VIC 3135	\$855,000	11-Aug-23

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 6 months.~~

This Statement of Information was prepared on: 21 February 2024


**2/5 NEAL STREET BAYSWATER
VIC 3153**

 3
  2
  2

Sold Price

^{RS}
\$836,000

Sold Date

09-Dec-23

Distance

0.3km

**3/95 SCORESBY ROAD
BAYSWATER VIC 3153**

 3
  2
  2

Sold Price

^{RS}
\$850,000

Sold Date

10-Dec-23

Distance

1.49km

**2/10 CANTERBURY ROAD
HEATHMONT VIC 3135**

 3
  2
  2

Sold Price

\$855,000

Sold Date

11-Aug-23

Distance

1.41km
RS = Recent sale

UN = Undisclosed Sale

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