

# 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

4 The Crescent, Wesburn Vic 3799

### Indicative selling price

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

Range between \$590,000

&

\$640,000

### Median sale price

Median price \$657,500

Property Type House

Suburb Wesburn

Period - From 16/08/2022

to

15/08/2023

Source REIV

### 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 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	731 Old Warburton Rd WESBURN 3799	\$635,000	16/02/2023
2	10 Pythias Ct MILLGROVE 3799	\$620,000	28/07/2023
3			

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.~~

This Statement of Information was prepared on:

16/08/2023 13:52

David Carroll

03 59671 277

0419 539 320

david@bellrealestate.com.au

**Indicative Selling Price**

\$590,000 - \$640,000

**Median House Price**

16/08/2022 - 15/08/2023: \$657,500



3 1 1

**Property Type:** House

Agent Comments

## Comparable Properties

731 Old Warburton Rd WESBURN 3799 (VG)

Agent Comments

3 - -

**Price:** \$635,000

**Method:** Sale

**Date:** 16/02/2023

**Property Type:** House (Res)

**Land Size:** 2118 sqm approx



10 Pythias Ct MILLGROVE 3799 (REI)

Agent Comments

3 1 2

**Price:** \$620,000

**Method:** Private Sale

**Date:** 28/07/2023

**Property Type:** House

**Land Size:** 1492 sqm approx

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.

**Account** - Bell RE Yarra Junction | P: 03 5967 1277 | F: 03 5967 1807