# Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 4 The Crescent, Wesburn Vic 3799

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	n \$590,000		&		\$640,000			
Median sale pr	ice							
Median price	\$657,500	Pro	operty Type	Hou	se		Suburb	Wesburn
Period - From	16/08/2022	to	15/08/2023	;	So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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**<sup>\*</sup> 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









**Property Type:** House Agent Comments

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

# **Comparable Properties**





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





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