

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

8 Westwood Drive Bayswater North 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

\$680,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Bayswater North

Period-from

01 Apr 2020

to

31 Mar 2021

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

4 Bagora Court Bayswater North VIC 3153	\$689,000	21-Dec-20
21 Sherman Drive Bayswater North VIC 3153	\$710,000	17-Dec-20
85 Burdekin Avenue Bayswater North VIC 3153	\$720,000	25-Oct-20

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: 09 April 2021



**4 Bagora Court Bayswater North
VIC 3153**

 3  1  3

Sold Price **\$689,000** Sold Date **21-Dec-20**

Distance **0.4km**



**21 Sherman Drive Bayswater North
VIC 3153**

 3  2  2

Sold Price **\$710,000** Sold Date **17-Dec-20**

Distance **0.66km**



**85 Burdekin Avenue Bayswater
North VIC 3153**

 3  2  4

Sold Price **\$720,000** Sold Date **25-Oct-20**

Distance **1.01km**

RS = Recent sale

UN = Undisclosed Sale

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