

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

3/2 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

\$720,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Bayswater

Period-from

01 Oct 2020

to

30 Sep 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

3/1 Highmoor Avenue Bayswater VIC 3153	\$725,000	25-May-21
2/25 Maple Street Bayswater VIC 3153	\$743,500	05-Oct-21
1/46 Orchard Road Bayswater VIC 3153	\$758,000	10-Jul-21

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: 27 October 2021



3/1 Highmoor Avenue Bayswater VIC 3153

 3  2  1

Sold Price

\$725,000

Sold Date

25-May-21

Distance

0.75km



2/25 Maple Street Bayswater VIC 3153

 3  2  1

Sold Price

^{RS} **\$743,500**

Sold Date

05-Oct-21

Distance

0.89km



1/46 Orchard Road Bayswater VIC 3153

 3  2  2

Sold Price

\$758,000

Sold Date

10-Jul-21

Distance

0.1km

RS = Recent sale

UN = Undisclosed Sale

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