

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

2/23 COOLIBAH 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

\$820,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$636,550

Property type

Unit

Suburb

Bayswater

Period-from

01 May 2021

to

30 Apr 2022

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

2/2 DUNCAN AVENUE BORONIA VIC 3155	\$870,000	05-Feb-22
2/11 YARRAN GROVE BAYSWATER VIC 3153	\$827,000	30-Nov-21
1 LORIKEET COURT BORONIA VIC 3155	\$880,000	14-Dec-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: 25 May 2022



**2/2 DUNCAN AVENUE BORONIA
VIC 3155**

Sold Price

^{RS} **\$870,000**

Sold Date

05-Feb-22

 3  2  2

Distance

0.97km



**2/11 YARRAN GROVE BAYSWATER
VIC 3153**

Sold Price

\$827,000

Sold Date

30-Nov-21

 3  2  2

Distance

0.73km



**1 LORIKEET COURT BORONIA VIC
3155**

Sold Price

\$880,000

Sold Date

14-Dec-21

 3  2  2

Distance

1.72km

RS = Recent sale

UN = Undisclosed Sale

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