

## 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

3/29 WESTHAM CRESCENT BAYSWATER VIC 3153

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$850,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$905,000

Property type

Other

Suburb

Bayswater

Period-from

01 Jul 2021

to

30 Jun 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

3/3 HARRIS GROVE BAYSWATER VIC 3153	\$910,000	05-Aug-21
1/3 HARRIS GROVE BAYSWATER VIC 3153	\$890,000	28-Aug-21
25 SKYLINE PLACE HEATHMONT VIC 3135	\$955,000	11-May-22

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 July 2022

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**3/3 HARRIS GROVE BAYSWATER  
VIC 3153**

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Sold Price

**\$910,000**

Sold Date

**05-Aug-21**

Distance

**0.09km****1/3 HARRIS GROVE BAYSWATER  
VIC 3153**

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Sold Price

**\$890,000**

Sold Date

**28-Aug-21**

Distance

**0.11km****25 SKYLINE PLACE HEATHMONT  
VIC 3135**

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Sold Price

**\$955,000**

Sold Date

**11-May-22**

Distance

**2.05km****5/27 GRESFORD ROAD WANTIRNA  
VIC 3152**

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Sold Price

**\$950,000**

Sold Date

**17-Jan-22**

Distance

**2.34km**

RS = Recent sale

UN = Undisclosed Sale

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