

## 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

\$890,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$639,000

Property type

Unit

Suburb

Bayswater

Period-from

01 Nov 2022

to

31 Oct 2023

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

3/8 LANGLEY STREET RINGWOOD EAST VIC 3135	\$1,020,000	12-Sep-22
2/87 WANTIRNA ROAD RINGWOOD VIC 3134	\$1,165,000	26-Feb-23
8A LEONARD STREET RINGWOOD VIC 3134	\$1,035,000	25-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: 06 November 2023

**3/8 LANGLEY STREET RINGWOOD EAST VIC 3135**

3 3 2

Sold Price

**\$1,020,000**

Sold Date

**12-Sep-22**

Distance

**2.76km****2/87 WANTIRNA ROAD RINGWOOD VIC 3134**

3 3 2

Sold Price

**\$1,165,000**

Sold Date

**26-Feb-23**

Distance

**3.29km****8A LEONARD STREET RINGWOOD VIC 3134**

3 3 2

Sold Price

**\$1,035,000**

Sold Date

**25-May-22**

Distance

**4.11km**

RS = Recent sale

UN = Undisclosed Sale

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