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 TWO BAYS CRESCENT SELBY VIC 3159

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	$795,000	&	$870,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$850,000	Property type	House	Suburb	Selby
Period-from	01 Mar 2024	to	28 Feb 2025	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
14 JOHNS ROAD SELBY VIC 3159	$810,000	12-Feb-25
8 JAMES STREET SELBY VIC 3159	$850,000	04-Oct-24
12 ARGONNE PARADE SELBY VIC 3159	$863,000	01-Nov-24

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.~~

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14 JOHNS ROAD SELBY VIC 3159

3 2 6

Sold Price RS $810,000 Sold Date 12-Feb-25

Distance 0.3km



8 JAMES STREET SELBY VIC 3159

4 2 3

Sold Price $850,000 Sold Date 04-Oct-24

Distance 0.48km



12 ARGONNE PARADE SELBY VIC 3159

5 3 -

Sold Price $863,000 Sold Date 01-Nov-24

Distance 0.62km

RS = Recent sale **UN** = Undisclosed Sale

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