STATEMENT OF INFORMATION

Prepared on 26 Sep 2017



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HOUSE Offered for Sale

8 Hyton Close Westmeadows VIC 3049

■ 3





Indicative Selling Price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$580,000 & \$620,000

Median Sale Price

\$535,000 Houses in Westmeadows between Sep 2016 - Aug 2017

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.



230 Wright Street Westmeadows VIC 3049		Sold Price	\$550,000	Sold Date	07-Jun-17	
□ 3	1	⇒ 1			Distance	0.12km



3 Hornsby Avenue Westmeadows VIC 3049	Sold Price	\$550,000	Sold Date	04-Jul-17
□ 3			Distance	0.33km

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645,000 solety Aust	on Gale on 14 Apr 2017		

12 Hyton Close Westmeadows VIC	Sold Price	\$645,000	Sold Date	12-Apr-17
3049				

0.04km Distance **=** 3

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