

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

40 Westfield Boulevard Westmeadows VIC 3049

Indicative selling price

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

Single Price

\$758,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$617,500

Property type

House

Suburb

Westmeadows

Period-from

01 Oct 2018

to

30 Sep 2019

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

34 Campbell Street Westmeadows VIC 3049	\$820,000	24-Aug-19
41 Stonebridge Way Attwood VIC 3049	\$750,000	29-May-19
93 Stonebridge Way Attwood VIC 3049	\$800,000	04-Jun-19

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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34 Campbell Street Westmeadows VIC 3049

4 2 2

Sold Price

^{RS} **\$820,000**

Sold Date

24-Aug-19

Distance

0.41km



41 Stonebridge Way Attwood VIC 3049

4 2 2

Sold Price

^{RS} **\$750,000**

Sold Date

29-May-19

Distance

1.02km



93 Stonebridge Way Attwood VIC 3049

4 2 2

Sold Price

\$800,000

Sold Date

04-Jun-19

Distance

1.23km

RS = Recent sale

UN = Undisclosed Sale

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