

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

96 HILLCREST DRIVE 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

or range
between

\$590,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$716,500

Property type

House

Suburb

Westmeadows

Period-from

01 Jun 2021

to

31 May 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

13 SWAN AVENUE WESTMEADOWS VIC 3049	\$700,000	07-May-22
2 ASHFORD CRESCENT WESTMEADOWS VIC 3049	\$650,000	21-Feb-22
2 SWAITH COURT WESTMEADOWS VIC 3049	\$685,000	21-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: 17 June 2022

**13 SWAN AVENUE
WESTMEADOWS VIC 3049** 3  1  2Sold Price **\$700,000** Sold Date **07-May-22**Distance **0.7km****2 ASHFORD CRESCENT
WESTMEADOWS VIC 3049** 3  2  2Sold Price **\$650,000** Sold Date **21-Feb-22**Distance **0.6km****2 SWAITH COURT
WESTMEADOWS VIC 3049** 3  1  3Sold Price **\$685,000** Sold Date **21-May-22**Distance **1.43km**

RS = Recent sale

UN = Undisclosed Sale

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