

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

16 Kenny Street 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

\$660,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Westmeadows

Period-from

01 May 2020

to

30 Apr 2021

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

8 Cook Place Westmeadows VIC 3049	\$705,000	23-Dec-20
36 Campbell Street Westmeadows VIC 3049	\$885,000	07-Apr-21
68 Raleigh Street Westmeadows VIC 3049	\$723,000	17-Mar-21

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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Luke Albioli
P 03 9338 7111
M 0403 700 003
E luke@ypa.com.au



8 Cook Place Westmeadows VIC 3049

3 2 2

Sold Price **\$705,000** Sold Date **23-Dec-20**

Distance **0.4km**



36 Campbell Street Westmeadows VIC 3049

3 2 2

Sold Price ^{RS} **\$885,000** Sold Date **07-Apr-21**

Distance **0.51km**



68 Raleigh Street Westmeadows VIC 3049

3 2 1

Sold Price ^{RS} **\$723,000** Sold Date **17-Mar-21**

Distance **0.54km**



27 Hastings Crescent Broadmeadows VIC 3047

4 2 2

Sold Price **\$535,000** Sold Date **07-Jan-21**

Distance **0.65km**

RS = Recent sale UN = Undisclosed Sale

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