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STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

1A Bent Street Westmeadows VIC 3049

2 1 1

Indicative Selling Price

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

Range between \$380,000 & \$410,000

Median Sale Price

\$600,000 Houses in Westmeadows between 01 Oct 2017 - 30 Sep 2018

Source: CoreLogic

Comparable Property Sales

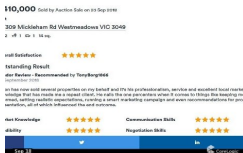
These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



2/28 Fawcner Street Westmeadows VIC 3049 Sold Price **\$425,000** Sold Date **02-Jun-18**
 2 1 1 Distance **0.09km**



5/8-10 Grundy Street Westmeadows VIC 3049 Sold Price **\$452,000** Sold Date **04-Aug-18**
 3 1 1 Distance **0.16km**



12/309-315 Mickleham Road Westmeadows VIC 3049 Sold Price **\$410,000** Sold Date **23-Sep-18**
 2 1 1 Distance **0.18km**

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