



**Rooms:**  
**Property Type:**  
 Agent Comments

**Indicative Selling Price**  
 \$400,000 - \$440,000  
**Median House Price**  
 March quarter 2017: \$566,000

## Comparable Properties

17 Yarck Ct WESTMEADOWS 3049 (REI)

Agent Comments



**Price:** \$462,500  
**Method:** Auction Sale  
**Date:** 13/05/2017  
**Rooms:** -  
**Property Type:** House



24 Yarck Ct WESTMEADOWS 3049 (REI/VG)

Agent Comments



**Price:** \$415,000  
**Method:** Sold Before Auction  
**Date:** 03/12/2016  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 679 sqm

2 Tooan Ct WESTMEADOWS 3049 (VG)

Agent Comments



**Price:** \$400,000  
**Method:** Sale  
**Date:** 17/12/2016  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 620 sqm

## 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 13 Hesse Court, Westmeadows Vic 3049

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$400,000 & \$440,000

#### Median sale price

Median price \$566,000 House X Suburb Westmeadows  
 Period - From 01/01/2017 to 31/03/2017 Source REIV

#### Comparable property sales

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
17 Yarck Ct WESTMEADOWS 3049	\$462,500	13/05/2017
24 Yarck Ct WESTMEADOWS 3049	\$415,000	03/12/2016
2 Toan Ct WESTMEADOWS 3049	\$400,000	17/12/2016