

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

10/107 Kenny Street, Westmeadows Vic 3049

Indicative selling price

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

Single price

\$535,000

Median sale price

Median price

\$518,000

Property Type

Unit

Suburb

Westmeadows

Period - From

01/01/2020

to

31/03/2020

Source

REIV

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 six 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
1	5/82-84 Hillcrest Dr WESTMEADOWS 3049	\$570,000	07/02/2020
2	19 Valley Park Blvd WESTMEADOWS 3049	\$525,000	10/02/2020
3	16 Brightside Wik WESTMEADOWS 3049	\$510,000	18/02/2020

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 six months.~~

This Statement of Information was prepared on:

29/06/2020 11:23



Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



5/82-84 Hillcrest Dr WESTMEADOWS 3049
(REI/VG)

Agent Comments



Price: \$570,000

Method: Sold Before Auction

Date: 07/02/2020

Rooms: 4

Property Type: Townhouse (Res)



19 Valley Park Blvd WESTMEADOWS 3049
(REI/VG)

Agent Comments



Price: \$525,000

Method: Private Sale

Date: 10/02/2020

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 219 sqm approx



16 Brightside Wlk WESTMEADOWS 3049
(REI/VG)

Agent Comments



Price: \$510,000

Method: Private Sale

Date: 18/02/2020

Rooms: 5

Property Type: Townhouse (Single)