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

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Single price \$535,000

Median sale price

Median price	\$518,000	Pro	perty Type Uni	t		Suburb	Westmeadows
Period - From	01/01/2020	to	31/03/2020	Sou	urce	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.

Add	dress 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 Wlk 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



Harcourts Rata & Co





Property Type: Townhouse (Single) Agent Comments

Justin Sciola 9401 1117 0423 916 416 justin.sciola@harcourts.com.au

> **Indicative Selling Price** \$535,000 **Median Unit Price** March quarter 2020: \$518,000

Comparable Properties



Agent Comments (REI/VG) **---** 3 **1** 1

5/82-84 Hillcrest Dr WESTMEADOWS 3049

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) **---** 3

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)



Price: \$510.000 Method: Private Sale Date: 18/02/2020 Rooms: 5 Property Type: Townhouse (Single)

Account - Harcourts Rata & Co | P: 03 94657766 | F: 03 94643177





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Agent Comments

Agent Comments