

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

20/195 JOHNSTONE 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

\$480,000

&

\$509,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Westmeadows

Period-from

01 Mar 2021

to

28 Feb 2022

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

2/13 WILLS STREET WESTMEADOWS VIC 3049	\$522,500	24-Jan-22
17 ERINBANK CRESCENT WESTMEADOWS VIC 3049	\$550,000	24-Nov-21
9/107 KENNY STREET WESTMEADOWS VIC 3049	\$570,000	22-Oct-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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**2/13 WILLS STREET
WESTMEADOWS VIC 3049**

3 2 1

Sold Price **\$522,500** Sold Date **24-Jan-22**

Distance **0.73km**



**17 ERINBANK CRESCENT
WESTMEADOWS VIC 3049**

2 1 1

Sold Price **\$550,000** Sold Date **24-Nov-21**

Distance **0.89km**



**9/107 KENNY STREET
WESTMEADOWS VIC 3049**

2 1 1

Sold Price **\$570,000** Sold Date **22-Oct-21**

Distance **0.84km**

RS = Recent sale

UN = Undisclosed Sale

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