

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

18 Hillcrest Drive 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

\$735,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$605,000

Property type

House

Suburb

Westmeadows

Period-from

01 Apr 2019

to

31 Mar 2020

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

17 Douglas Court Westmeadows VIC 3049	\$805,000	31-Mar-20
6 Beecroft Drive Westmeadows VIC 3049	\$730,000	10-Mar-20
29 Ashford Crescent Westmeadows VIC 3049	\$695,000	21-Dec-19

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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**17 Douglas Court Westmeadows
VIC 3049**

Sold Price ^{RS} **\$805,000** ^{UN} Sold Date **31-Mar-20**

4 2 2

Distance **0.28km**



**6 Beecroft Drive Westmeadows VIC
3049**

Sold Price ^{RS} **\$730,000** ^{UN} Sold Date **10-Mar-20**

3 1 2

Distance **0.45km**



**29 Ashford Crescent Westmeadows
VIC 3049**

Sold Price **\$695,000** Sold Date **21-Dec-19**

4 2 2

Distance **0.56km**

RS = Recent sale **UN** = Undisclosed Sale

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