

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

6/185-195 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

\$550,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Unit

Suburb

Westmeadows

Period-from

01 Apr 2020

to

31 Mar 2021

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

1/16 Riddell Street Westmeadows VIC 3049	\$615,000	24-Mar-21
21/6-12 Pascoe Street Westmeadows VIC 3049	\$590,000	27-Oct-20
15 Gwilt Street Westmeadows VIC 3049	\$620,000	28-Jan-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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1/16 Riddell Street Westmeadows VIC 3049

3 2 1

Sold Price

^{RS} **\$615,000**

Sold Date

24-Mar-21

Distance

0.38km



21/6-12 Pascoe Street Westmeadows VIC 3049

2 2 1

Sold Price

\$590,000

Sold Date

27-Oct-20

Distance

0.41km



15 Gwilt Street Westmeadows VIC 3049

3 2 1

Sold Price

^{RS} **\$620,000**

Sold Date

28-Jan-21

Distance

0.48km



19 Gwilt Street Westmeadows VIC 3049

3 2 1

Sold Price

^{RS} **\$615,000**

Sold Date

11-Dec-20

Distance

0.5km



18A Black Street Westmeadows VIC 3049

3 2 1

Sold Price

\$592,000

Sold Date

28-Nov-20

Distance

0.54km



25A Pascoe Street Westmeadows VIC 3049

3 1 1

Sold Price

^{RS} **\$583,000**

Sold Date

26-Feb-21

Distance

0.56km

RS = Recent sale

UN = Undisclosed Sale

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