

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

22 Swan Avenue, Westmeadows Vic 3049

Indicative selling price

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

Range between

\$610,000

&

\$650,000

Median sale price

Median price

\$648,500

House

X

Unit

Suburb

Westmeadows

Period - From

01/07/2018

to

30/09/2018

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	9 Sandham Rd WESTMEADOWS 3049	\$671,000	17/11/2018
2	25 Bamford Av WESTMEADOWS 3049	\$648,500	01/09/2018
3	50 Bamford Av WESTMEADOWS 3049	\$635,000	23/11/2018

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.



 3  2  3

Rooms: 7

Property Type: House (Previously Occupied - Detached)

Land Size: 565 sqm approx

Agent Comments

Indicative Selling Price

\$610,000 - \$650,000

Median House Price

September quarter 2018: \$648,500

Comparable Properties



9 Sandham Rd WESTMEADOWS 3049 (REI)

Agent Comments

 4  2  2

Price: \$671,000

Method: Auction Sale

Date: 17/11/2018

Rooms: -

Property Type: House

Land Size: 461 sqm approx



25 Bamford Av WESTMEADOWS 3049 (REI/VG)

Agent Comments

 3  2  2

Price: \$648,500

Method: Sold Before Auction

Date: 01/09/2018

Rooms: 5

Property Type: House (Res)

Land Size: 541 sqm approx



50 Bamford Av WESTMEADOWS 3049 (REI)

Agent Comments

 3  2  2

Price: \$635,000

Method: Private Sale

Date: 23/11/2018

Rooms: 5

Property Type: House