

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

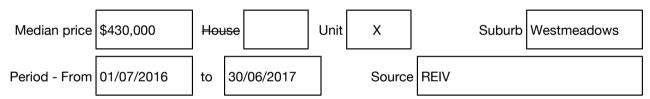
Address 55 Coopers Hill Drive, Westmeadows Vic 3049 Including suburb and postcode

Indicative selling price

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

 Range between
 \$380,000
 &
 \$410,000

Median sale price



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	3/13 Riddell St WESTMEADOWS 3049	\$400,000	02/09/2017
2	4/24 Coghill St WESTMEADOWS 3049	\$400,000	05/05/2017
3	8/45-47 Derby St TULLAMARINE	\$370,000	18/04/2017

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.

Account - Jason RE Tullamarine | P: 03 9338 6411 | F: 03 9338 6548

propertydata

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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.







Rooms: Property Type: Townhouse (Res) Land Size: 142 sqm approx Agent Comments

Indicative Selling Price \$380,000 - \$410,000 **Median Unit Price** Year ending June 2017: \$430,000

Comparable Properties



3/13 Riddell St WESTMEADOWS 3049 (REI)

4/24 Coghill St WESTMEADOWS 3049 (REI)



Price: \$400,000 Method: Auction Sale Date: 02/09/2017 Rooms: -Property Type: Unit

Agent Comments

Agent Comments



Price: \$400,000 Method: Private Sale Date: 05/05/2017 Rooms: 3 Property Type: Unit



8/45-47 Derby St TULLAMARINE (REI)



Agent Comments



Price: \$370.000 Method: Private Sale Date: 18/04/2017 Rooms: 3 Property Type: Unit

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