

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

6/84 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

or range
between

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Westmeadows

Period-from

01 Aug 2020

to

31 Jul 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

1/84 Hillcrest Drive Westmeadows VIC 3049	\$600,000	01-May-21
5/2 Broad Street Westmeadows VIC 3049	\$585,000	29-May-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.

This Statement of Information was prepared on: 30 August 2021



**1/84 Hillcrest Drive Westmeadows
VIC 3049**

 3  1  2

Sold Price

\$600,000

Sold Date

01-May-21

Distance

0.1km



**5/2 Broad Street Westmeadows
VIC 3049**

 3  2  1

Sold Price

\$585,000

Sold Date

29-May-21

Distance

1.28km

RS = Recent sale

UN = Undisclosed Sale

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