

## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

### Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb and  
postcode

3/82-84 Hillcrest Drive, Westmeadows

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$ or range between \$460,000 & \$500,000

#### Median sale price

Median price \$515,000 \*House \*Unit X Suburb Westmeadows

Period - From 01/04/2017 to 31/03/2018 Source REIV propertydata.com.au

#### Comparable property sales

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. 215 Johnstone Street, Westmeadows	\$466,000	17/03/2018
2. 1 Redan Court, Westmeadows	\$475,000	03/05/2018
3. 3/16 Riddell Street, Westmeadows	\$505,000	02/03/2018