

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 Glencara Close 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

\$690,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Westmeadows

Period-from

01 Oct 2019

to

30 Sep 2020

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

6 Beecroft Drive Westmeadows VIC 3049	\$730,000	10-Mar-20
18 Hillcrest Drive Westmeadows VIC 3049	\$703,000	29-Apr-20
1 Gardenview Grove Westmeadows VIC 3049	\$722,000	09-Jul-20

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: 13 October 2020



6 Beecroft Drive Westmeadows VIC 3049 Sold Price **\$730,000** Sold Date **10-Mar-20**
 Distance **0.36km**
 3 bedrooms 1 bathroom 2 cars



18 Hillcrest Drive Westmeadows VIC 3049 Sold Price **\$703,000** Sold Date **29-Apr-20**
 Distance **0.14km**
 4 bedrooms 2 bathrooms 1 car



1 Gardenview Grove Westmeadows VIC 3049 Sold Price **\$722,000** Sold Date **09-Jul-20**
 Distance **0.53km**
 3 bedrooms 2 bathrooms 2 cars

RS = Recent sale UN = Undisclosed Sale

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