

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

7 HESSE COURT 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,500

Property type

House

Suburb

Westmeadows

Period-from

01 Aug 2021

to

31 Jul 2022

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

5 CAPRI COURT WESTMEADOWS VIC 3049	\$655,000	17-May-22
12 WALPA COURT WESTMEADOWS VIC 3049	\$645,000	01-Jul-22
24 HESSE COURT WESTMEADOWS VIC 3049	\$645,000	28-May-22

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: 25 August 2022



**5 CAPRI COURT WESTMEADOWS
VIC 3049**

 3  1  -

Sold Price **\$655,000** Sold Date **17-May-22**

Distance **1.13km**



**12 WALPA COURT
WESTMEADOWS VIC 3049**

 3  1  6

Sold Price ^{RS} **\$645,000** Sold Date **01-Jul-22**

Distance **0.28km**



**24 HESSE COURT WESTMEADOWS
VIC 3049**

 3  1  3

Sold Price Sold Date **28-May-22**

Distance **0.12km**

RS = Recent sale **UN** = Undisclosed Sale

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