



## STATEMENT OF INFORMATION

Prepared on 14 July 2017

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### House Offered for Sale

16 Evita Terrace Westmeadows VIC 3049

 4  2  2

### Indicative Selling Price

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

Range between \$630,000 & \$670,000

### Median Sale Price

\$515,000 Houses in Westmeadows between Jul 2016 - Jun 2017

Source: CoreLogic

### Comparable Property Sales

The estate agent or agent's representative reasonably believes that fewer than 3 comparable properties were sold within 2 kilometres of the property for sale in the last 6 months.

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## Sold Properties



### 1 Bamford Avenue Westmeadows VIC 3049

Sale Price: \$610,000

Sale Date: 5 May 2017

Area: 541m2 Approx

Attributes: 4 Beds, 2 Baths, 3 Car Spaces, 3 Lock Up Garages, 1 Ensuities



### 22 Campbell Street Westmeadows VIC 3049

Sale Price: \$770,000

Sale Date: 16 Jun 2017

Area: 542m2 Approx

Attributes: 4 Beds, 3 Baths, 2 Car Spaces, 2 Lock Up Garages



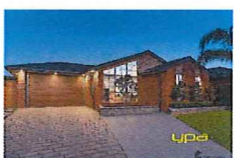
### 3 Denham Court Westmeadows VIC 3049

Sale Price: \$672,500

Sale Date: 8 May 2017

Area: 720m2 Approx

Attributes: 4 Beds, 2 Baths, 2 Car Spaces, 2 Lock Up Garages, 1 Ensuities



### 9 Duncan Court Westmeadows VIC 3049

Sale Price: \$770,000

Sale Date: 8 May 2017

Area: 765m2 Approx

Attributes: 4 Beds, 2 Baths, 2 Car Spaces, 1 Ensuities



### 14 Duncan Court Westmeadows VIC 3049

Sale Price: \$675,000

Sale Date: 10 Jul 2017

Area: 744m2 Approx

Attributes: 4 Beds, 2 Baths, 4 Car Spaces, 1 Ensuities