

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

4 BEECROFT 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

\$620,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$703,500

Property type

House

Suburb

Westmeadows

Period-from

01 Nov 2021

to

31 Oct 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

9 PELICAN STREET WESTMEADOWS VIC 3049	\$665,000	24-Oct-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.

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**9 PELICAN STREET
WESTMEADOWS VIC 3049**

3 1 1

Sold Price ^{RS} **\$665,000** Sold Date **24-Oct-22**

Distance **0.34km**

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

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