

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

3 PARKFIELD WALK 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

\$495,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$531,750

Property type

Unit

Suburb

Westmeadows

Period-from

01 Mar 2023

to

29 Feb 2024

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

3/25 PASCOE STREET WESTMEADOWS VIC 3049	\$480,000	05-Dec-23
2/25 PASCOE STREET WESTMEADOWS VIC 3049	\$480,000	05-Dec-23
2/42 PASCOE STREET WESTMEADOWS VIC 3049	\$475,000	15-Nov-23

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: 18 March 2024



Gladstone Park

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**3/25 PASCOE STREET
WESTMEADOWS VIC 3049**

2 1 1

Sold Price **\$480,000** Sold Date **05-Dec-23**

Distance **1.3km**



**2/25 PASCOE STREET
WESTMEADOWS VIC 3049**

2 2 1

Sold Price Sold Date **05-Dec-23**

Distance **1.3km**



**2/42 PASCOE STREET
WESTMEADOWS VIC 3049**

2 1 -

Sold Price ^{RS} **\$475,000** Sold Date **15-Nov-23**

Distance **1.15km**

RS = Recent sale

UN = Undisclosed Sale

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