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STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

24 Riddell Street Westmeadows VIC 3049

3 2 1

Indicative Selling Price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$450,000 & \$485,000

Median Sale Price

\$615,000 Houses in Westmeadows between 01 Mar 2018 - 28 Feb 2019

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.

	16/195 Johnstone Street Westmeadows VIC 3049 3 2 1	Sold Price	^{RS} \$475,000	Sold Date	16-Feb-19
				Distance	0.47km
	19/195 Johnstone Street Westmeadows VIC 3049 3 2 1	Sold Price	\$450,000	Sold Date	07-Dec-18
				Distance	0.49km
	2/1 Fawcner Street Westmeadows VIC 3049 3 2 1	Sold Price	\$500,000	Sold Date	23-Feb-19
				Distance	0.94km

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

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