

## 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

3/24 Wills Street Westmeadows VIC 3049

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$520,000

&

\$560,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Unit

Suburb

Westmeadows

Period-from

01 Mar 2020

to

28 Feb 2021

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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 3/26 Hillcrest Drive Westmeadows VIC 3049 | \$560,000 | 06-Oct-20 |
| 5/26 Hillcrest Drive Westmeadows VIC 3049 | \$570,000 | 15-Dec-20 |
| 43 Vista Circuit Westmeadows VIC 3049     | \$548,500 | 05-Dec-20 |

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: 22 March 2021



**3/26 Hillcrest Drive Westmeadows VIC 3049**

 3  2  1

Sold Price

**\$560,000**

Sold Date **06-Oct-20**

Distance **1.06km**



**5/26 Hillcrest Drive Westmeadows VIC 3049**

 3  2  1

Sold Price

**\$570,000**

Sold Date **15-Dec-20**

Distance **1.07km**



**43 Vista Circuit Westmeadows VIC 3049**

 3  2  2

Sold Price

**\$548,500**

Sold Date **05-Dec-20**

Distance **1.25km**

RS = Recent sale

UN = Undisclosed Sale

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