

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

9/107 Kenny Street 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

\$585,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$549,250

Property type

Unit

Suburb

Westmeadows

Period-from

01 Oct 2020

to

30 Sep 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

2/35 Pascoe Street Westmeadows VIC 3049	\$520,000	15-May-21
1/2 Broad Street Westmeadows VIC 3049	\$591,000	27-May-21

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: 12 October 2021



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**2/35 Pascoe Street Westmeadows
VIC 3049**

2 1 1

Sold Price

\$520,000

Sold Date

15-May-21

Distance

0.16km



**1/2 Broad Street Westmeadows VIC
3049**

2 1 1

Sold Price

\$591,000

Sold Date

27-May-21

Distance

0.26km

RS = Recent sale

UN = Undisclosed Sale

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