



Luke Albioli
P 03 9338 7111
M 0403 700 003
E luke@ypa.com.au

STATEMENT OF INFORMATION

Prepared on 18 Jul 2018

HOUSE Offered for Sale

5 Cook Place Westmeadows VIC 3049

4 3 2

Indicative Selling Price

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

Range between \$660,000 & \$690,000

Median Sale Price

\$605,000 Houses in Westmeadows between Jul 2017 - Jun 2018

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.



**31 Elizabeth Street Westmeadows
VIC 3049**

4 3 2

Sold Price **\$690,000** Sold Date **24-Mar-18**

Distance **0.27km**



**58 Elizabeth Street Westmeadows
VIC 3049**

4 2 4

Sold Price **\$710,000** Sold Date **07-Jul-18**

Distance **0.36km**



**43 Kenny Street Westmeadows VIC
3049**

4 1 3

Sold Price **\$690,000** Sold Date **07-Apr-18**

Distance **0.39km**

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.