



Rooms:

Property Type: House

Land Size: 570 sqm

Agent Comments

Comparable Properties



12 Hyton CI WESTMEADOWS 3049 (REI)

Agent Comments



Price: \$645,000

Method: Sold Before Auction

Date: 12/04/2017

Rooms: 7

Property Type: House (Res)

Land Size: 604 sqm



5 Swan Av WESTMEADOWS 3049 (REI)

Agent Comments



Price: \$604,000

Method: Auction Sale

Date: 25/03/2017

Rooms: -

Property Type: House

Land Size: 540 sqm



68 Koala Cr WESTMEADOWS 3049 (REI)

Agent Comments



Price: \$555,000

Method: Auction Sale

Date: 10/12/2016

Rooms: -

Property Type: House (Res)

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

58 Koala Crescent, Westmeadows Vic 3049

Indicative selling price

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

Range between \$550,000

&

\$605,000

Median sale price

Median price \$566,000

House

X

Suburb

Westmeadows

Period - From 01/01/2017

to

31/03/2017

Source

REIV

Comparable property sales

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
12 Hyton CI WESTMEADOWS 3049	\$645,000	12/04/2017
5 Swan Av WESTMEADOWS 3049	\$604,000	25/03/2017
68 Koala Cr WESTMEADOWS 3049	\$555,000	10/12/2016