

Jason David Sassine 03 9338 6411 0419 332 536 jason@jasonrealestate.com.au

Indicative Selling Price \$550,000 - \$605,000 **Median House Price** March quarter 2017: \$566,000



Rooms:

Property Type: House Land Size: 570 sqm **Agent Comments**

Comparable Properties



12 Hyton CI WESTMEADOWS 3049 (REI)





Price: \$645,000

Method: Sold Before Auction

Date: 12/04/2017

Rooms: 7

Property Type: House (Res)

Land Size: 604 sqm

Agent Comments



5 Swan Av WESTMEADOWS 3049 (REI)





Price: \$604.000 Method: Auction Sale Date: 25/03/2017

Rooms: -

Property Type: House Land Size: 540 sqm

Agent Comments



68 Koala Cr WESTMEADOWS 3049 (REI)



Price: \$555,000 Method: Auction Sale Date: 10/12/2016

Rooms: -

Property Type: House (Res)

Agent Comments

Account - Jason RE Tullamarine | P: 03 9338 6411 | F: 03 9338 6548

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sal	е
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Address	58 Koala Crescent, Westmeadows Vic 3049
	130 Rodia Crescent, Westineadows vic 3049
Including suburb and	
postcode	
positions	

Indicative selling price

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

Range between	\$550,000	&	\$605,000
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Median sale price

Median price	\$566,000	Н	ouse	Х		Subur	b Westmeadows
Period - From	01/01/2017	to	31/03	/2017	Sour	e RE	IV

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





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