

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

18 BRAMCOTE DRIVE 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

\$699,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$716,500

Property type

House

Suburb

Westmeadows

Period-from

01 Jul 2021

to

30 Jun 2022

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

305 MICKLEHAM ROAD WESTMEADOWS VIC 3049	\$645,000	24-Jul-21
10 DUNDEE CLOSE GLADSTONE PARK VIC 3043	\$745,000	21-Apr-22
13 SWAN AVENUE WESTMEADOWS VIC 3049	\$700,000	07-May-22

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: 04 July 2022



Gladstone Park

M 9338 7111

E gladstonepark@ypa.com.au



**305 MICKLEHAM ROAD
WESTMEADOWS VIC 3049**

3 1 2

Sold Price **\$645,000** Sold Date **24-Jul-21**

Distance **0.24km**



**10 DUNDEE CLOSE GLADSTONE
PARK VIC 3043**

3 1 2

Sold Price **\$745,000** Sold Date **21-Apr-22**

Distance **0.27km**



**13 SWAN AVENUE
WESTMEADOWS VIC 3049**

3 1 2

Sold Price **\$700,000** Sold Date **07-May-22**

Distance **0.51km**

RS = Recent sale

UN = Undisclosed Sale

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