

# 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

4 Valley Park Boulevard, Westmeadows Vic 3049

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$599,000

### Median sale price

Median price

\$591,000

Property Type

House

Suburb

Westmeadows

Period - From

01/01/2020

to

31/03/2020

Source

REIV

### 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 six 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
1	2 Patho Ct WESTMEADOWS 3049	\$552,000	21/03/2020
2	123 Kenny St WESTMEADOWS 3049	\$546,000	29/02/2020
3	147 Erinbank Cr WESTMEADOWS 3049	\$526,000	29/02/2020

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 six months.~~

This Statement of Information was prepared on:

01/05/2020 10:30



 3  2  2

**Property Type:** House (Res)

**Land Size:** 249 sqm approx

Agent Comments

**Indicative Selling Price**

\$599,000

**Median House Price**

March quarter 2020: \$591,000

## Comparable Properties



**2 Patho Ct WESTMEADOWS 3049 (REI)**

Agent Comments

 3  1  4

**Price:** \$552,000

**Method:** Sold Before Auction

**Date:** 21/03/2020

**Rooms:** 4

**Property Type:** House (Res)

**123 Kenny St WESTMEADOWS 3049 (REI)**

Agent Comments

 3  1  -

**Price:** \$546,000

**Method:** Auction Sale

**Date:** 29/02/2020

**Property Type:** House

**147 Erinbank Cr WESTMEADOWS 3049 (REI)**

Agent Comments

 3  2  1

**Price:** \$526,000

**Method:** Auction Sale

**Date:** 29/02/2020

**Property Type:** House (Res)

**Land Size:** 199 sqm approx