## 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

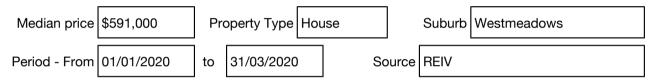
4 Valley Park Boulevard, Westmeadows Vic 3049

#### Indicative selling price

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|----------------------|----------------|---------------------|---------------|
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Single price \$599,000

#### Median sale price



#### 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









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) **à** 4



Price: \$552,000 Method: Sold Before Auction Date: 21/03/2020 Rooms: 4 Property Type: House (Res)

Agent Comments

123 Kenny St WESTMEADOWS 3049 (REI)

Agent Comments



Price: \$546,000 Method: Auction Sale Date: 29/02/2020 Property Type: House

147 Erinbank Cr WESTMEADOWS 3049 (REI) Agent Comments



Price: \$526,000 Method: Auction Sale Date: 29/02/2020 Property Type: House (Res) Land Size: 199 sqm approx

Account - Harcourts Rata & Co | P: 03 94657766 | F: 03 94643177





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.