

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the *Estate Agents Act 1980*

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode 43 Bamford Avenue Westmeadows

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

or range between \$680,000 & \$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$520,000

\*House X

Suburb WESTMEADOWS

Period - From 1/6/2016 to 19/6/2017

Source [www.realestate.com.au](http://www.realestate.com.au)

### Comparable property sales

**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.

## Sold Properties



### 22 Campbell Street Westmeadows VIC 3049

Sale Price: \$770,000

Sale Date: 16 Jun 2017

Area: 542m2 Approx

Attributes: 4 Beds, 3 Baths, 2 Car Spaces



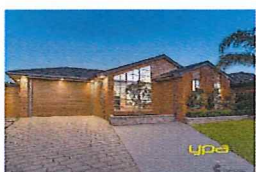
### 3 Denham Court Westmeadows VIC 3049

Sale Price: \$672,500

Sale Date: 8 May 2017

Area: 720m2 Approx

Attributes: 4 Beds, 2 Baths, 2 Car Spaces, 1 Ensuites



### 9 Duncan Court Westmeadows VIC 3049

Sale Price: \$770,000

Sale Date: 8 May 2017

Area: 765m2 Approx

Attributes: 4 Beds, 2 Baths, 2 Car Spaces, 1 Ensuites



### 1 Bamford Avenue Westmeadows VIC 3049

Sale Price: \$610,000

Sale Date: 5 May 2017

Area: 541m2 Approx

Attributes: 4 Beds, 2 Baths, 3 Car Spaces, 3 Lock Up Garages, 1 Ensuites



### 5 Swan Avenue Westmeadows VIC 3049

Sale Price: \$604,000

Sale Date: 27 Mar 2017

Area: 540m2 Approx

Attributes: 4 Beds, 1 Baths, 3 Car Spaces, 3 Lock Up Garages