

# 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](http://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 15 Douglas Court, 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 \$580,000 & \$630,000

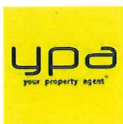
### Median sale price

(\*Delete house or unit as applicable)

Median price \$527,000 \*House ☒ \*Unit ☐ Suburb Westmeadows  
Period - From 1/7/2016 to 17/7/2017 Source 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.



YPA - Gladstone Park  
Shop 154 Gladstone Park SC, GLADSTONE PARK  
VIC 3043 AUS  
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## Sold Properties



### 8 Ashford Crescent Westmeadows VIC 3049

Sale Price: \$620,000  
Sale Date: 15 Jul 2017  
Area: 528m2 Approx

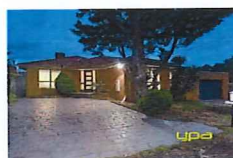
Attributes: 4 Beds, 2 Baths, 2 Car Spaces, 3 Lock Up Garages



### 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



### 14 Campbell Street Westmeadows VIC 3049

Sale Price: \$630,000  
Sale Date: 8 May 2017  
Area: 548m2 Approx

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



### 26 Coghill Street Westmeadows VIC 3049

Sale Price: \$578,000  
Sale Date: 3 Jul 2017  
Area: 308m2 Approx

Attributes: 3 Beds, 2 Baths, 1 Car Spaces, 1 Ensuites



### 17 Hopetoun Court Westmeadows VIC 3049

Sale Price: \$560,000  
Sale Date: 24 Mar 2017  
Area: 621m2 Approx

Attributes: 3 Beds, 2 Baths, 2 Car Spaces