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## STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

### HOUSE Offered for Sale

29 Douglas Court Westmeadows VIC 3049

4 2 2

### Indicative Selling Price

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

Range between \$550,000 & \$580,000

### Median Sale Price

\$617,500 Houses in Westmeadows between 01 Feb 2018 - 31 Jan 2019

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 2 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.



**9 Sandham Road Westmeadows  
VIC 3049**

4 2 2

Sold Price

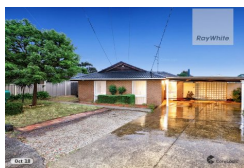
<sup>RS</sup> **\$671,000**

Sold Date

**17-Nov-18**

Distance

**0.24km**



**25 Hopetoun Court Westmeadows  
VIC 3049**

4 2 2

Sold Price

<sup>RS</sup> **\$575,000**

Sold Date

**26-Nov-18**

Distance

**0.33km**



**12 Osborne Avenue Gladstone Park  
VIC 3043**

4 2 2

Sold Price

<sup>RS</sup> **\$567,000**

Sold Date

**19-Nov-18**

Distance

**0.83km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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