

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

2 SWAITH COURT WESTMEADOWS VIC 3049

Indicative selling price

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

Single Price

or range
between

\$540,000

&

\$569,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,500

Property type

House

Suburb

Westmeadows

Period-from

01 May 2021

to

30 Apr 2022

Source

Corelogic

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 6 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

6 HESSE COURT WESTMEADOWS VIC 3049	\$585,000	15-Dec-21
38 TOORA DRIVE WESTMEADOWS VIC 3049	\$638,000	18-Feb-22
5 REDAN COURT WESTMEADOWS VIC 3049	\$585,000	28-Feb-22

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 6 months.~~

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**6 HESSE COURT WESTMEADOWS
VIC 3049**

3 1 2

Sold Price

\$585,000

Sold Date

15-Dec-21

Distance

1.53km



**38 TOORA DRIVE WESTMEADOWS
VIC 3049**

3 1 2

Sold Price

\$638,000

Sold Date

18-Feb-22

Distance

1.23km



**5 REDAN COURT WESTMEADOWS
VIC 3049**

6 2 2

Sold Price

\$585,000

Sold Date

28-Feb-22

Distance

1.49km

RS = Recent sale

UN = Undisclosed Sale

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