



# STATEMENT OF INFORMATION

19/309-315 MICKLEHAM ROAD, WESTMEADOWS, VIC 3049

PREPARED BY MARIA PAIS, JASON REAL ESTATE SALES PTY LTD

# JASON



## Statement of Information

# Single residential property located in the Melbourne metropolitan area

**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

### Property offered for sale

Address  
Including suburb and  
postcode

19/309-315 MICKLEHAM ROAD, WESTMEADOWS, VIC 3049

### Indicative selling price

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

Price Range:

\$340,000 to \$370,000

### Median sale price

Median price

\$516,500

Property type

Unit

Suburb

WESTMEADOWS

Period

01 April 2020 to 31 March 2021

Source

pricfinder

### Comparable property sales

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

3 EVERLY LANE, WESTMEADOWS, VIC 3049	*\$380,000	06/04/2021
5/28 FAWKNER ST, WESTMEADOWS, VIC 3049	\$406,000	21/11/2020
13 WILLS ST, WESTMEADOWS, VIC 3049	\$350,000	28/10/2020

This Statement of Information was prepared on:

12/05/2021