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**Indicative Selling Price**

\$450,000 - \$495,000

**Median House Price**

Year ending March 2017: \$536,000



**Rooms:**

**Property Type:**

Agent Comments

## Comparable Properties

13/72-74 Hillcrest Dr WESTMEADOWS 3049 (REI)

Agent Comments



**Price:** \$535,000

**Method:** Auction Sale

**Date:** 18/02/2017

**Rooms:** 5

**Property Type:** Townhouse (Res)



2/26 Hillcrest Dr WESTMEADOWS 3049 (REI)

Agent Comments



**Price:** \$510,000

**Method:** Auction Sale

**Date:** 04/03/2017

**Rooms:** 4

**Property Type:** Townhouse (Res)



21 Valley Park Blvd WESTMEADOWS 3049 (REI)

Agent Comments



**Price:** \$430,000

**Method:** Auction Sale

**Date:** 06/05/2017

**Rooms:** 6

**Property Type:** Townhouse (Res)

**Land Size:** 250 sqm

## 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

#### Indicative selling price

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

Range between  &

#### Median sale price

Median price  House  Suburb   
Period - From  to  Source

#### Comparable property sales

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
13/72-74 Hillcrest Dr WESTMEADOWS 3049	\$535,000	18/02/2017
2/26 Hillcrest Dr WESTMEADOWS 3049	\$510,000	04/03/2017
21 Valley Park Blvd WESTMEADOWS 3049	\$430,000	06/05/2017