



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

26 Coghill Street, Westmeadows Vic 3049

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$450,000

&

\$495,000

Median sale price

Median price

\$536,000

House

X

Suburb

Westmeadows

Period - From

01/04/2016

to

31/03/2017

Source

REIV

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