

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3 Yarck 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

\$410,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

*House

X

*Unit

Suburb

Westmeadows

Period-from

01 Aug 2018

to

31 Jul 2019

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

21 Nyora Court Westmeadows VIC 3049	\$475,000	25-Jun-19
15 Musk Court Westmeadows VIC 3049	\$402,000	13-Apr-19
11 Dooen Court Westmeadows VIC 3049	\$435,000	03-Aug-19

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.~~

This Statement of Information was prepared on: 20 August 2019

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21 Nyora Court Westmeadows VIC 3049

Sold Price

^{RS}

\$475,000

Sold Date

25-Jun-19

 3

 1

 2

Distance

0.15km



15 Musk Court Westmeadows VIC 3049

Sold Price

\$402,000

Sold Date

13-Apr-19

 3

 1

 4

Distance

0.67km



11 Dooen Court Westmeadows VIC 3049

Sold Price

^{RS}

\$435,000

Sold Date

03-Aug-19

 3

 1

 2

Distance

0.75km

RS = Recent sale

UN = Undisclosed Sale

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