

## 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

2/25 BLACK STREET WESTMEADOWS VIC 3049

### Indicative selling price

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

Single Price

or range  
between

\$530,000

&

\$560,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$571,250

Property type

Unit

Suburb

Westmeadows

Period-from

01 Apr 2022

to

31 Mar 2023

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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 3/13 WILLS STREET WESTMEADOWS VIC 3049     | \$532,250 | 03-Dec-22 |
| 3/52 PASCOE STREET WESTMEADOWS VIC 3049    | \$580,000 | 02-Dec-22 |
| 20/84 HILLCREST DRIVE WESTMEADOWS VIC 3049 | \$602,500 | 15-Oct-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.~~

This Statement of Information was prepared on: 04 April 2023



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**3/13 WILLS STREET  
WESTMEADOWS VIC 3049**

2 2 1

Sold Price <sup>RS</sup> **\$532,250** Sold Date **03-Dec-22**

Distance **0.17km**



**3/52 PASCOE STREET  
WESTMEADOWS VIC 3049**

3 1 1

Sold Price **\$580,000** Sold Date **02-Dec-22**

Distance **0.45km**



**20/84 HILLCREST DRIVE  
WESTMEADOWS VIC 3049**

3 1 1

Sold Price **\$602,500** Sold Date **15-Oct-22**

Distance **1.39km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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