

Jason David Sassine 03 9338 6411 0419 332 536 jason@jasonrealestate.com.au

> **Indicative Selling Price** \$450,000 - \$495,000



Rooms: 5

Property Type: House Land Size: 723 sqm **Agent Comments** 

## Comparable Properties



285 Mickleham Rd WESTMEADOWS 3049

(REI) **--**3

Price: \$540,000

Method: Sold Before Auction

Date: 01/06/2017

Rooms: 4

Property Type: House (Res)

**Agent Comments** 



82 Toora Dr WESTMEADOWS 3049 (REI)



Price: \$485,000 Method: Auction Sale Date: 18/03/2017

Rooms: 6

Property Type: House (Res) Land Size: 641 sqm

Agent Comments





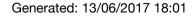


Price: \$462,500 Method: Auction Sale Date: 13/05/2017 Rooms: -

Property Type: House

**Agent Comments** 

Account - Jason RE Tullamarine | P: 03 9338 6411 | F: 03 9338 6548









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### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property offered for sale							
Including subu	ddress of and stcode 22 Alison Place, Attwood Vic 3049						
Indicative selli	ng price						
For the meaning	of this price see	consumer.vic.ç	gov.au/ı	underquoting			
Range betweer	\$450,000	&		\$495,000			
Median sale pr	ice						
Median price		House	X	Subur	Attwood		
Period - From		to		Source	IV		

### 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
285 Mickleham Rd WESTMEADOWS 3049	\$540,000	01/06/2017
82 Toora Dr WESTMEADOWS 3049	\$485,000	18/03/2017
17 Yarck Ct WESTMEADOWS 3049	\$462,500	13/05/2017



