



 3    1    2

**Rooms:** 5

**Property Type:** House

**Land Size:** 723 sqm

Agent Comments

## Comparable Properties



**285 Mickleham Rd WESTMEADOWS 3049 (REI)**

Agent Comments

 3    1    2

**Price:** \$540,000

**Method:** Sold Before Auction

**Date:** 01/06/2017

**Rooms:** 4

**Property Type:** House (Res)



**82 Toora Dr WESTMEADOWS 3049 (REI)**

Agent Comments

 4    1    -

**Price:** \$485,000

**Method:** Auction Sale

**Date:** 18/03/2017

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 641 sqm

**17 Yarck Ct WESTMEADOWS 3049 (REI)**

Agent Comments

 3    1    -

**Price:** \$462,500

**Method:** Auction Sale

**Date:** 13/05/2017

**Rooms:** -

**Property Type:** House

## 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

22 Alison Place, Attwood Vic 3049

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

Range between \$450,000

&amp;

\$495,000

**Median sale price**

Median price

House

X

Suburb

Attwood

Period - From

to

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
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