

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

3/2-3 BENT STREET 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$531,750

Property type

Unit

Suburb

Westmeadows

Period-from

01 Jul 2023

to

30 Jun 2024

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

2/2-3 BENT STREET WESTMEADOWS VIC 3049	\$448,000	19-Apr-24
8/24 COGHILL STREET WESTMEADOWS VIC 3049	\$470,000	12-Apr-24
3 PARKFIELD WALK WESTMEADOWS VIC 3049	\$485,000	19-Mar-24

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: 31 July 2024



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**2/2-3 BENT STREET
WESTMEADOWS VIC 3049**

2 1 1

Sold Price **\$448,000** Sold Date **19-Apr-24**

Distance **0.01km**



**8/24 COGHILL STREET
WESTMEADOWS VIC 3049**

2 1 1

Sold Price **\$470,000** Sold Date **12-Apr-24**

Distance **0.45km**



**3 PARKFIELD WALK
WESTMEADOWS VIC 3049**

2 1 -

Sold Price **\$485,000** Sold Date **19-Mar-24**

Distance **1.88km**

RS = Recent sale UN = Undisclosed Sale

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