

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

221 Johnstone 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

\$460,000

&

\$489,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Westmeadows

Period-from

01 Dec 2019

to

30 Nov 2020

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

12 Linga Street Westmeadows VIC 3049	\$510,000	07-Aug-20
4 Adrian Court Gladstone Park VIC 3043	\$518,000	13-Jun-20
12 Lorraine Crescent Jacana VIC 3047	\$530,000	04-Nov-20

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: 01 December 2020



12 Linga Street Westmeadows VIC 3049

Sold Price

\$510,000

Sold Date **07-Aug-20**

 3  1  2

Distance **0.57km**



4 Adrian Court Gladstone Park VIC 3043

Sold Price

\$518,000

Sold Date **13-Jun-20**

 3  2  1

Distance **1.02km**



12 Lorraine Crescent Jacana VIC 3047

Sold Price

^{RS} **\$530,000**

Sold Date **04-Nov-20**

 3  1  2

Distance **1.19km**

RS = Recent sale

UN = Undisclosed Sale

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