

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

4/30 FAWKNER 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

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$593,000

Property type

Unit

Suburb

Westmeadows

Period-from

01 Aug 2021

to

31 Jul 2022

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

3/28 FAWKNER STREET WESTMEADOWS VIC 3049	\$552,000	14-Jun-22
1/24 FAWKNER STREET WESTMEADOWS VIC 3049	\$595,500	23-Jul-22
12/309-315 MICKLEHAM ROAD WESTMEADOWS VIC 3049	\$490,000	25-Apr-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: 02 August 2022



Gladstone Park

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**3/28 FAWKNER STREET
WESTMEADOWS VIC 3049**

2 1 1

Sold Price

^{RS}

\$552,000

Sold Date

14-Jun-22

Distance

0.02km



**1/24 FAWKNER STREET
WESTMEADOWS VIC 3049**

2 1 1

Sold Price

^{RS}

\$595,500

Sold Date

23-Jul-22

Distance

0.06km



**12/309-315 MICKLEHAM ROAD
WESTMEADOWS VIC 3049**

2 1 1

Sold Price

\$490,000

Sold Date

25-Apr-22

Distance

0.3km



**3/24 COGHILL STREET
WESTMEADOWS VIC 3049**

2 2 1

Sold Price

\$512,500

Sold Date

13-May-22

Distance

0.41km



**20/195 JOHNSTONE STREET
WESTMEADOWS VIC 3049**

2 2 1

Sold Price

\$570,000

Sold Date

30-Mar-22

Distance

1.17km

RS = Recent sale

UN = Undisclosed Sale

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