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STATEMENT OF INFORMATION

Prepared on 01 Feb 2019

Section 47AF of the Estate Agents Act 1980

UNIT Offered for Sale

16/195 Johnstone Street Westmeadows VIC 3049

3 2 1

Indicative Selling Price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$360,000 & \$399,000

Median Sale Price

\$525,000 Units in Westmeadows between 01 Feb 2018 - 31 Jan 2019

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.



**185-195 Johnstone Street
Westmeadows VIC 3049**

3 2 1

Sold Price **\$450,000** Sold Date **08-Dec-18**

Distance **0.02km**



**5/8-10 Grundy Street
Westmeadows VIC 3049**

3 1 1

Sold Price **\$452,000** Sold Date **04-Aug-18**

Distance **1.2km**



**1A Bent Street Westmeadows VIC
3049**

2 1 1

Sold Price **\$460,500** Sold Date **19-Nov-18**

Distance **1.27km**

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