

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

1 Hesse Court 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

\$540,000

&

\$569,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Westmeadows

Period-from

01 Sep 2020

to

31 Aug 2021

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

1 Iona Court Westmeadows VIC 3049	\$540,000	29-Apr-21
59 Toora Drive Westmeadows VIC 3049	\$610,000	25-May-21
85 Erinbank Crescent Westmeadows VIC 3049	\$620,000	23-Sep-21

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: 27 September 2021



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1 Iona Court Westmeadows VIC 3049

4 1 -

Sold Price **\$540,000** Sold Date **29-Apr-21**

Distance **0.15km**



59 Toora Drive Westmeadows VIC 3049

4 1 2

Sold Price **\$610,000** Sold Date **25-May-21**

Distance **0.29km**



85 Erinbank Crescent Westmeadows VIC 3049

3 1 1

Sold Price ^{RS} **\$620,000** Sold Date **23-Sep-21**

Distance **0.54km**

RS = Recent sale UN = Undisclosed Sale

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