

## 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 28 Koala Crescent, Westmeadows Vic 3049

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$500,000

&

\$540,000

### Median sale price

Median price \$571,000

House

X

Unit

Suburb

Westmeadows

Period - From 01/10/2017

to

31/12/2017

Source REIV

### 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 six 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	62 Toora Dr WESTMEADOWS 3049	\$557,500	02/12/2017
2	8 Hesse Ct WESTMEADOWS 3049	\$547,500	11/11/2017
3	16 Linga St WESTMEADOWS 3049	\$532,500	18/11/2017

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 six months.



**Rooms:**

**Property Type:**

Agent Comments

## Comparable Properties



**62 Toora Dr WESTMEADOWS 3049 (REI)**

Agent Comments



**Price:** \$557,500

**Method:** Auction Sale

**Date:** 02/12/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 597 sqm approx



**8 Hesse Ct WESTMEADOWS 3049 (REI)**

Agent Comments



**Price:** \$547,500

**Method:** Auction Sale

**Date:** 11/11/2017

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 596 sqm approx



**16 Linga St WESTMEADOWS 3049 (REI)**

Agent Comments



**Price:** \$532,500

**Method:** Auction Sale

**Date:** 18/11/2017

**Rooms:** -

**Property Type:** House