

### 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

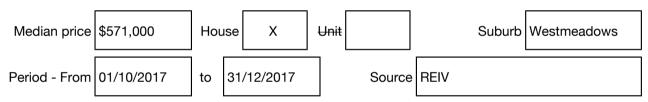
s 28 Koala Crescent, Westmeadows Vic 3049 d e

#### Indicative selling price

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

Range between \$500,000	&	\$540,000
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#### Median sale price



#### 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.

Ad	dress 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.

Account - Jason RE Tullamarine | P: 03 9338 6411 | F: 03 9338 6548

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.









Rooms: Property Type: Agent Comments James Mokdsi 03 9338 6411 0438 656 736 jamesm@jasonrealestate.com.au

Indicative Selling Price \$500,000 - \$540,000 Median House Price December quarter 2017: \$571,000

## **Comparable Properties**

62 Toora Dr WESTMEADOWS 3049 (REI) 3  1  2 Price: \$557,500 Method: Auction Sale Date: 02/12/2017 Rooms: - Property Type: House (Res) Land Size: 597 sqm approx	Agent Comments
8 Hesse Ct WESTMEADOWS 3049 (REI) 3 1 1 1 1 Price: \$547,500 Method: Auction Sale Date: 11/11/2017 Rooms: 4 Property Type: House (Res) Land Size: 596 sqm approx	Agent Comments
16 Linga St WESTMEADOWS 3049 (REI) 3 1 4 Price: \$532,500 Method: Auction Sale Date: 18/11/2017 Rooms: - Property Type: House	Agent Comments

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