

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

9/11 HILLCREST DRIVE 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

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$563,000

Property type

Unit

Suburb

Westmeadows

Period-from

01 Oct 2023

to

30 Sep 2024

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

9/195 JOHNSTONE STREET WESTMEADOWS VIC 3049	\$565,000	29-May-24
14/195 JOHNSTONE STREET WESTMEADOWS VIC 3049	\$565,000	29-May-24
13/195 JOHNSTONE STREET WESTMEADOWS VIC 3049	\$565,000	29-May-24

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: 29 October 2024



**9/195 JOHNSTONE STREET
WESTMEADOWS VIC 3049**

 3  2  1

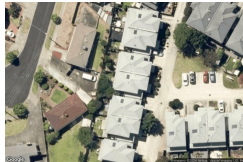
Sold Price

\$565,000

Sold Date **29-May-24**

Distance

1.51km



**14/195 JOHNSTONE STREET
WESTMEADOWS VIC 3049**

 3  2  1

Sold Price

Sold Date **29-May-24**

Distance

1.51km



**13/195 JOHNSTONE STREET
WESTMEADOWS VIC 3049**

 3  2  1

Sold Price

Sold Date **29-May-24**

Distance

1.51km

RS = Recent sale

UN = Undisclosed Sale

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