

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

2 Dooen 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

\$540,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$641,250

Property type

House

Suburb

Westmeadows

Period-from

01 Aug 2020

to

31 Jul 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

5/5 Avion Place Westmeadows VIC 3049	\$540,000	27-Feb-21
9/220-222 Wright Street Westmeadows VIC 3049	\$550,000	27-May-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: 03 August 2021



5/5 Avion Place Westmeadows VIC 3049

Sold Price

^{RS} **\$540,000**

Sold Date

27-Feb-21

 2

 2

 1

Distance

1.93km



9/220-222 Wright Street Westmeadows VIC 3049

Sold Price

\$550,000

Sold Date

27-May-21

 2

 1

 2

Distance

2.6km

RS = Recent sale

UN = Undisclosed Sale

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