

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

13 Evita Terrace 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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$641,250

Property type

House

Suburb

Westmeadows

Period-from

01 May 2020

to

30 Apr 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

8 Arnside Crescent Westmeadows VIC 3049	\$683,000	01-May-21
44 Bamford Avenue Westmeadows VIC 3049	\$720,000	15-Mar-21
9 Gretna Close Westmeadows VIC 3049	\$736,000	27-Feb-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: 31 May 2021



8 Arnside Crescent Westmeadows VIC 3049

Sold Price

^{RS}

\$683,000

Sold Date

01-May-21



3



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-

Distance

0.13km



44 Bamford Avenue Westmeadows VIC 3049

Sold Price

\$720,000

Sold Date

15-Mar-21



3



2



1

Distance

0.37km



9 Gretna Close Westmeadows VIC 3049

Sold Price

\$736,000

Sold Date

27-Feb-21



3



2



2

Distance

0.38km

RS = Recent sale

UN = Undisclosed Sale

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