

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

20/84 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

\$520,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$597,500

Property type

Unit

Suburb

Westmeadows

Period-from

01 Sep 2021

to

31 Aug 2022

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

15/309-315 MICKLEHAM ROAD WESTMEADOWS VIC 3049	\$525,000	26-Jul-22
3/28 FAWKNER STREET WESTMEADOWS VIC 3049	\$552,000	14-Jun-22
1/24 FAWKNER STREET WESTMEADOWS VIC 3049	\$595,500	23-Jul-22

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: 16 September 2022



Gladstone Park

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**15/309-315 MICKLEHAM ROAD
WESTMEADOWS VIC 3049**

2 1 1

Sold Price

^{RS}

\$525,000

Sold Date

26-Jul-22

Distance

0.62km



**3/28 FAWKNER STREET
WESTMEADOWS VIC 3049**

3 1 1

Sold Price

\$552,000

Sold Date

14-Jun-22

Distance

0.9km



**1/24 FAWKNER STREET
WESTMEADOWS VIC 3049**

2 1 1

Sold Price

^{RS}

\$595,500

Sold Date

23-Jul-22

Distance

0.86km

RS = Recent sale

UN = Undisclosed Sale

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