

Phong Ho

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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

34 Sandham Road Westmeadows VIC 3049

 3  -  -

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$500,000 & \$550,000

## Median Sale Price

\$620,000 Houses in Westmeadows between 01 Jul 2018 - 30 Jun 2019

Source: CoreLogic

## Comparable Property Sales

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.



**5 Gunn Court Westmeadows VIC 3049**

 3  2  2

Sold Price <sup>RS</sup> **\$521,500**

Sold Date **20-Jul-19**

Distance **0.27km**



**24 Swan Avenue Westmeadows VIC 3049**

 4  2  2

Sold Price <sup>RS</sup> **\$575,000**

Sold Date **25-May-19**

Distance **0.69km**



**3 Turner Street Westmeadows VIC 3049**

 4  1  2

Sold Price **\$522,500**

Sold Date **25-Mar-19**

Distance **1.05km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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