

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

6/5 Avion Place 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

\$538,350

Property type

Unit

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

5/28 Fawkner Street Westmeadows VIC 3049	\$406,000	21-Nov-20
25A Pascoe Street Westmeadows VIC 3049	\$583,000	26-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.

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5/28 Fawcner Street Westmeadows VIC 3049 Sold Price **\$406,000** Sold Date **21-Nov-20**

2 1 1

Distance **0.61km**



25A Pascoe Street Westmeadows VIC 3049 Sold Price ^{RS} **\$583,000** Sold Date **26-Feb-21**

3 1 1

Distance **1.16km**

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

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