

## 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

17/107 Kenny Street Westmeadows VIC 3049

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$400,000

&

\$420,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Westmeadows

Period-from

01 Sep 2018

to

31 Aug 2019

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

9/309-315 Mickleham Road Westmeadows VIC 3049	\$415,000	01-Jun-19
4/27 Eyre Street Westmeadows VIC 3049	\$420,000	16-Jul-19

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: 19 September 2019



**9/309-315 Mickleham Road  
 Westmeadows VIC 3049**

 2  1  1

Sold Price **\$415,000** Sold Date **01-Jun-19**

Distance **0.74km**



**4/27 Eyre Street Westmeadows  
 VIC 3049**

 2  1  1

Sold Price **\$420,000** Sold Date **16-Jul-19**

Distance **0.76km**

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

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