

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 14/309 Mickleham Road, Westmeadows 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 \$420,000 & \$440,000

Median sale price

Median price \$502,500 Property type Unit Suburb Westmeadows

Period - From NOV 2019 to FEB 2020 Source www.realestate.com.au

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 six 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
1 – 7B Tindale Court, Westmeadows	\$500,000	25/11/19
2 – 3/4 Hopetoun Court, Westmeadows	\$430,000	29/11/19
3 – 13/107 Kenny Street, Westmeadows	\$470,000	19/10/19

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 six months.~~

This Statement of Information was prepared on: 19 February 2020