

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

9A Lima Court 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

\$550,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,000

Property type

Unit

Suburb

Westmeadows

Period-from

01 Oct 2019

to

30 Sep 2020

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

1/39 Riddell Street Westmeadows VIC 3049	\$518,000	28-Jul-20
10/107 Kenny Street Westmeadows VIC 3049	\$535,000	19-Jun-20
4/4 Wills Street Westmeadows VIC 3049	\$555,000	19-Aug-20

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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1/39 Riddell Street Westmeadows VIC 3049

Sold Price

\$518,000

Sold Date

28-Jul-20

3



1



1

Distance

0.73km

10/107 Kenny Street Westmeadows VIC 3049

Sold Price

^{RS} **\$535,000**

Sold Date

19-Jun-20

3



2



1

Distance

1km

4/4 Wills Street Westmeadows VIC 3049

Sold Price

^{RS} **\$555,000**

Sold Date

19-Aug-20

2



2



1

Distance

1.08km

RS = Recent sale

UN = Undisclosed Sale

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