

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 Duncan Court, Westmeadows Vic 3049

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$600,000 & \$650,000

Median sale price

Median price: \$566,000 House: X Suburb: Westmeadows
 Period - From: 01/01/2017 to: 31/03/2017 Source: REIV

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.

Address of comparable property	Price	Date of sale
28 Hillcrest Dr WESTMEADOWS 3049	\$655,000	03/12/2016
12 Hyton CI WESTMEADOWS 3049	\$645,000	12/04/2017
14 Campbell St WESTMEADOWS 3049	\$630,000	06/05/2017