

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

2/42 PASCOE STREET 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

\$499,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Westmeadows

Period-from

01 Oct 2022

to

30 Sep 2023

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

4/43 RIDDELL STREET WESTMEADOWS VIC 3049	\$480,000	01-May-23
2/24 COGHILL STREET WESTMEADOWS VIC 3049	\$500,000	12-Dec-22
6/30 FAWKNER STREET WESTMEADOWS VIC 3049	\$496,000	28-Feb-23

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: 28 October 2023



Gladstone Park

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**4/43 RIDDELL STREET
WESTMEADOWS VIC 3049**

2 1 1

Sold Price **\$480,000** Sold Date **01-May-23**

Distance **0.08km**



**2/24 COGHILL STREET
WESTMEADOWS VIC 3049**

2 1 1

Sold Price **\$500,000** Sold Date **12-Dec-22**

Distance **0.4km**



**6/30 FAWKNER STREET
WESTMEADOWS VIC 3049**

2 1 -

Sold Price **\$496,000** Sold Date **28-Feb-23**

Distance **0.68km**

RS = Recent sale

UN = Undisclosed Sale

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