

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

113 Kenny 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

or range
between

\$660,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Westmeadows

Period-from

01 Aug 2020

to

31 Jul 2021

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

12 Broad Street Westmeadows VIC 3049	\$730,000	24-Jul-21
305 Mickleham Road Westmeadows VIC 3049	\$645,000	24-Jul-21
39 Eyre Street Westmeadows VIC 3049	\$652,600	23-Apr-21

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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12 Broad Street Westmeadows VIC 3049

3 1 2

Sold Price

^{RS} **\$730,000**

Sold Date

24-Jul-21

Distance

0.25km



305 Mickleham Road Westmeadows VIC 3049

3 1 2

Sold Price

^{RS} **\$645,000**

Sold Date

24-Jul-21

Distance

0.73km



39 Eyre Street Westmeadows VIC 3049

3 1 2

Sold Price

\$652,600

Sold Date

23-Apr-21

Distance

0.84km



26 Raleigh Street Westmeadows VIC 3049

3 1 2

Sold Price

^{RS} **\$740,000**

Sold Date

06-Jul-21

Distance

0.95km



18 Lima Court Westmeadows VIC 3049

3 1 1

Sold Price

^{RS} **\$660,500**

Sold Date

26-Jun-21

Distance

1.04km



6 Alvie Court Westmeadows VIC 3049

3 1 2

Sold Price

^{RS} **\$670,000**

Sold Date

07-Aug-21

Distance

1.48km

RS = Recent sale

UN = Undisclosed Sale

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