

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	254 Wright Street, Westmeadows Vic 3049
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Indicative selling price

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

Range between	\$520,000	&	\$570,000
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Median sale price

Median price	\$550,000	House	X	Unit		Suburb	Westmeadows
Period - From	01/04/2017	to	30/06/2017	Source	REIV		

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	16 Turner St WESTMEADOWS 3049	\$596,000	08/04/2017
2	230 Wright St WESTMEADOWS 3049	\$550,000	07/06/2017
3	285 Mickleham Rd WESTMEADOWS 3049	\$540,000	01/06/2017

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.~~



Rooms:
Property Type: Land
Land Size: 534 sqm approx
Agent Comments

Indicative Selling Price
 \$520,000 - \$570,000
Median House Price
 June quarter 2017: \$550,000

Comparable Properties



16 Turner St WESTMEADOWS 3049 (REI/VG)

Agent Comments



Price: \$596,000
Method: Auction Sale
Date: 08/04/2017
Rooms: 4
Property Type: House (Res)
Land Size: 552 sqm approx



230 Wright St WESTMEADOWS 3049 (VG)

Agent Comments



Price: \$550,000
Method: Sale
Date: 07/06/2017
Rooms: -
Property Type: House (Res)
Land Size: 537 sqm approx



285 Mickleham Rd WESTMEADOWS 3049 (REI/VG)

Agent Comments



Price: \$540,000
Method: Sold Before Auction
Date: 01/06/2017
Rooms: 4
Property Type: House (Res)
Land Size: 531 sqm approx