

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

15 Miram 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

\$605,000

Property type

House

Suburb

Westmeadows

Period-from

01 Mar 2019

to

29 Feb 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

16 Vista Circuit Westmeadows VIC 3049	\$550,000	10-Dec-19
43 Valley Park Boulevard Westmeadows VIC 3049	\$550,000	12-Oct-19
147 Erinbank Crescent Westmeadows VIC 3049	\$526,000	29-Feb-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.~~

This Statement of Information was prepared on: 21 March 2020



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16 Vista Circuit Westmeadows VIC 3049

3 2 2

Sold Price

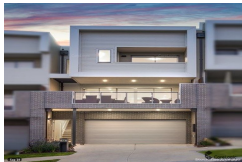
\$550,000

Sold Date

10-Dec-19

Distance

0.24km



43 Valley Park Boulevard Westmeadows VIC 3049

3 2 2

Sold Price

Sold Date

12-Oct-19

Distance

0.32km



147 Erinbank Crescent Westmeadows VIC 3049

3 2 1

Sold Price

\$526,000

Sold Date

29-Feb-20

Distance

0.73km

RS = Recent sale

UN = Undisclosed Sale

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