

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

22/195 JOHNSTONE 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

\$550,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$571,250

Property type

Unit

Suburb

Westmeadows

Period-from

01 Mar 2022

to

28 Feb 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

2/223 JOHNSTONE STREET WESTMEADOWS VIC 3049	\$485,000	17-Feb-23
3/52 PASCOE STREET WESTMEADOWS VIC 3049	\$580,000	02-Dec-22
2/24 COGHILL STREET WESTMEADOWS VIC 3049	\$500,000	12-Dec-22

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 2023



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**2/223 JOHNSTONE STREET
WESTMEADOWS VIC 3049**

3 2 1

Sold Price ^{RS} **\$485,000** ^{UN} Sold Date **17-Feb-23**

Distance **0.32km**



**3/52 PASCOE STREET
WESTMEADOWS VIC 3049**

3 1 1

Sold Price **\$580,000** Sold Date **02-Dec-22**

Distance **0.69km**



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

2 1 1

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

Distance **1.03km**

RS = Recent sale **UN** = Undisclosed Sale

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