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STATEMENT OF INFORMATION

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HOUSE Offered for Sale

12 Pelican Street Westmeadows VIC 3049

3 1 1

Indicative Selling Price

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

Range between \$550,000 & \$590,000

Median Sale Price

\$596,000 Houses in Westmeadows between May 2017 - Apr 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.



19 Bamford Avenue Westmeadows VIC 3049 Sold Price **\$595,000** Sold Date **17-Mar-18**
 3 1 3 Distance **0.18km**



6 Parkhill Court Westmeadows VIC 3049 Sold Price **\$595,000** Sold Date **14-May-18**
 3 2 1 Distance **0.73km**



39 Arnside Crescent Westmeadows VIC 3049 Sold Price **\$610,000** Sold Date **09-Dec-17**
 3 2 2 Distance **0.91km**

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