

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 16 Arnside Crescent, WESTMEADOWS 3049

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$609,000 - \$649,000**

### Median sale price

Median **House** for **WEST MEADOWS** for period **Jan 2019 - Jun 2019**

Sourced from **Pricefinder**.

**\$600,000**

### Comparable property sales

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 the most comparable to the property for sale.

**20 Hornsby Avenue**,  
Westmeadows 3049

**Price \$644,000** Sold 04 May  
2019

**7 Copeland Road**,  
Westmeadows 3049

**Price \$622,500** Sold 07 July  
2019

**19 Ashford Crescent**,  
Westmeadows 3049

**Price \$604,000** Sold 31  
March 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House

4 beds

2 baths

2 parking

### Stockdale & Leggo Gladstone Park

Shop 158, Gladstone Park,  
Shopping Centre,  
Gladstone Park VIC 3043

### Contact agents



**Frank Squatrito**  
Stockdale & Leggo

03 9039 5533  
0401 854 850

[frank.squatrito@stockdaleleggo.com.au](mailto:frank.squatrito@stockdaleleggo.com.au)



**Lilian Farrugia**  
Stockdale & Leggo

03 9039 5533  
0402 359 962

[lilian.farrugia@stockdaleleggo.com.au](mailto:lilian.farrugia@stockdaleleggo.com.au)

**Stockdale  
& Leggo**