

## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

### Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb and  
postcode 96 Hillcrest Drive, Westmeadows

#### Indicative selling price

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

Single price - or range between \$570,000 & \$580,000

#### Median sale price

Median price \$607,500 \*House X \*Unit Suburb Westmeadows

Period - From 01/06/2018 to 31/08/2018 Source REIV propertydata.com.au

#### 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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1. 9 Copeland Road, Westmeadows	\$615,000	15/09/2018
2. 25 Bamford Avenue, Westmeadows	\$648,500	28/08/2018
3. 12 Pelican Street, Westmeadows	\$620,000	27/06/2018