



Rooms:
Property Type: House (Res)
Land Size: 541 sqm
 Agent Comments

Indicative Selling Price
 \$400,000 - \$440,000
Median House Price
 March quarter 2017: \$566,000

Comparable Properties



3 Dooen Ct WESTMEADOWS 3049 (REI)

Agent Comments



Price:
Method: Sold Before Auction
Date: 13/05/2017
Rooms: 4
Property Type: House (Res)
Land Size: 642 sqm



24 Yarck Ct WESTMEADOWS 3049 (REI/VG)

Agent Comments



Price: \$415,000
Method: Sold Before Auction
Date: 03/12/2016
Rooms: 6
Property Type: House (Res)
Land Size: 679 sqm

2 Tooan Ct WESTMEADOWS 3049 (VG)

Agent Comments



Price: \$400,000
Method: Sale
Date: 17/12/2016
Rooms: -
Property Type: House (Res)
Land Size: 620 sqm

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

14 Devenish Court, Westmeadows Vic 3049

Indicative selling price

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

Range between \$400,000

&

\$440,000

Median sale price

Median price \$566,000

House

X

Suburb

Westmeadows

Period - From 01/01/2017

to

31/03/2017

Source

REIV

Comparable property sales

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
3 Dooen Ct WESTMEADOWS 3049		13/05/2017
24 Yarck Ct WESTMEADOWS 3049	\$415,000	03/12/2016
2 Tooan Ct WESTMEADOWS 3049	\$400,000	17/12/2016