

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

2 BRIGHTSIDE WALK 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

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Westmeadows

Period-from

01 Oct 2022

to

30 Sep 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

1 PARKFIELD WALK WESTMEADOWS VIC 3049	\$612,000	20-Aug-22
11 JARVIS WALK WESTMEADOWS VIC 3049	\$580,000	28-Apr-23
20 TOORA DRIVE WESTMEADOWS VIC 3049	\$545,000	05-Aug-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: 09 October 2023



Gladstone Park

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**1 PARKFIELD WALK
WESTMEADOWS VIC 3049**

3 2 2

Sold Price

\$612,000

Sold Date **20-Aug-22**

Distance **0.05km**



**11 JARVIS WALK WESTMEADOWS
VIC 3049**

3 2 2

Sold Price

\$580,000

Sold Date **28-Apr-23**

Distance **0.06km**



**20 TOORA DRIVE WESTMEADOWS
VIC 3049**

3 2 1

Sold Price

\$545,000

Sold Date **05-Aug-22**

Distance **0.32km**

RS = Recent sale

UN = Undisclosed Sale

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