



 3  1  2

Rooms:
Property Type: House (Res)
Land Size: 533 sqm
 Agent Comments

Indicative Selling Price
 \$500,000 - \$550,000
Median House Price
 March quarter 2017: \$566,000

Comparable Properties



287 Mickleham Rd WESTMEADOWS 3049 (REI/VG)

Agent Comments

 4  2  2

Price: \$537,000
Method: Sold Before Auction
Date: 08/02/2017
Rooms: 6
Property Type: House (Res)
Land Size: 531 sqm



3 Koala Cr WESTMEADOWS 3049 (VG)

Agent Comments

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Price: \$500,000
Method: Sale
Date: 20/12/2016
Rooms: -
Property Type: House (Res)
Land Size: 538 sqm



68 Bamford Av WESTMEADOWS 3049 (REI)

Agent Comments

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Price: \$500,000
Method: Sold Before Auction
Date: 04/04/2017
Rooms: 5
Property Type: House (Res)
Land Size: 545 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

285 Mickleham Road, Westmeadows Vic 3049

Indicative selling price

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

Range between \$500,000 & \$550,000

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
287 Mickleham Rd WESTMEADOWS 3049	\$537,000	08/02/2017
3 Koala Cr WESTMEADOWS 3049	\$500,000	20/12/2016
68 Bamford Av WESTMEADOWS 3049	\$500,000	04/04/2017