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STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

9 Sandham Road Westmeadows VIC 3049

3 2 2

Indicative Selling Price

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

Range between \$600,000 & \$650,000

Median Sale Price

\$600,000 Houses in Westmeadows between 01 Oct 2017 - 30 Sep 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.



**9 Copeland Road Westmeadows
VIC 3049**

3 1 1

Sold Price

\$615,000

Sold Date

15-Sep-18

Distance

0.09km



**25 Bamford Avenue Westmeadows
VIC 3049**

3 2 2

Sold Price

\$648,500

Sold Date

01-Sep-18

Distance

0.53km



**16 Hillcrest Drive Westmeadows
VIC 3049**

3 2 3

Sold Price

\$653,000

Sold Date

23-Jun-18

Distance

0.63km

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