

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

4/43 RIDDELL STREET 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Westmeadows

Period-from

01 Dec 2021

to

30 Nov 2022

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

2/52 PASCOE STREET WESTMEADOWS VIC 3049	\$480,000	12-Feb-22
3/24 COGHILL STREET WESTMEADOWS VIC 3049	\$512,500	13-May-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.

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**2/52 PASCOE STREET
WESTMEADOWS VIC 3049**

2 1 1

Sold Price **\$480,000** Sold Date **12-Feb-22**

Distance **0.03km**



**3/24 COGHILL STREET
WESTMEADOWS VIC 3049**

2 2 1

Sold Price **\$512,500** Sold Date **13-May-22**

Distance **0.42km**

RS = Recent sale **UN** = Undisclosed Sale

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