

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

19 Valley Park Boulevard 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

\$485,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,500

Property type

House

Suburb

Westmeadows

Period-from

01 Dec 2018

to

30 Nov 2019

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

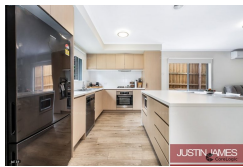
Date of sale

3 Treestone Walk Westmeadows VIC 3049	\$460,000	08-Jul-19
1/25 Pascoe Street Westmeadows VIC 3049	\$520,000	16-Jul-19
43 Valley Park Boulevard Westmeadows VIC 3049	\$550,000	12-Oct-19

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: 11 December 2019



**3 Treestone Walk Westmeadows
VIC 3049**

 3  2  2

Sold Price **\$460,000** Sold Date **08-Jul-19**

Distance **0.19km**

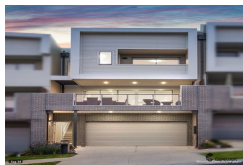


**1/25 Pascoe Street Westmeadows
VIC 3049**

 3  2  2

Sold Price **\$520,000** Sold Date **16-Jul-19**

Distance **1.37km**



**43 Valley Park Boulevard
Westmeadows VIC 3049**

 3  2  2

Sold Price ^{RS} **\$550,000** Sold Date **12-Oct-19**

Distance **0.14km**

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

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