

COMPARATIVE MARKET ANALYSIS

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STATEMENT OF INFORMATION

17 GORAE COURT, WESTMEADOWS, VIC 3049

PREPARED BY KRISTEN OSCINI, STOCKDALE & LEGGO GLADSTONE PARK



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



17 GORAE COURT, WESTMEADOWS, VIC

3 - -

Indicative Selling Price

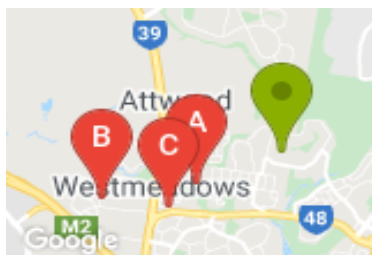
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

600,000 to 650,000

Provided by: Kristen Oscini, Stockdale & Leggo Gladstone Park

MEDIAN SALE PRICE



WESTMEADOWS, VIC, 3049

Suburb Median Sale Price (House)

\$620,000

01 October 2019 to 30 September 2020

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



120 RALEIGH ST, WESTMEADOWS, VIC 3049

3 2 5

Sale Price

***\$605,000**

Sale Date: 18/07/2020

Distance from Property: 1.2km



19 HORNSBY AVE, WESTMEADOWS, VIC 3049

3 1 2

Sale Price

\$640,000

Sale Date: 22/07/2020

Distance from Property: 2.5km



10 BRAMCOTE DR, WESTMEADOWS, VIC 3049

3 1 2

Sale Price

***\$630,000**

Sale Date: 09/09/2020

Distance from Property: 1.7km



This report has been compiled on 02/10/2020 by Stockdale & Leggo Gladstone Park. Property Data Solutions Pty Ltd 2020 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for sale

Address
Including suburb and

17 GORAE COURT, WESTMEADOWS, VIC 3049

Indicative selling price

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

Price Range:

600,000 to 650,000

Median sale price

Median price

\$620,000

Property type

House

Suburb

WESTMEADOWS

Period

01 October 2019 to 30 September 2020

Source

 pricefinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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

120 RALEIGH ST, WESTMEADOWS, VIC 3049	*\$605,000	18/07/2020
19 HORNSBY AVE, WESTMEADOWS, VIC 3049	\$640,000	22/07/2020
10 BRAMCOTE DR, WESTMEADOWS, VIC 3049	*\$630,000	09/09/2020

This Statement of Information was prepared

02/10/2020