

### 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

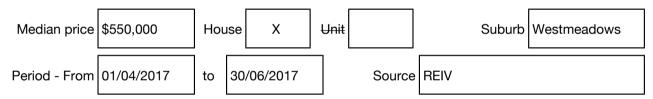
#### Indicative selling price

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

Range between \$540,000

&

#### Median sale price



\$585.000

#### 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 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
1	9 Black St WESTMEADOWS 3049	\$582,000	26/08/2017
2	1/185-195 Johnstone St WESTMEADOWS 3049	\$580,000	19/06/2017
3	192a Johnstone St WESTMEADOWS 3049	\$550,000	17/06/2017

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 six months.

Account - Barry Plant | P: 03 93301088 | F: 03 9330 1855

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.









Rooms: Property Type: Townhouse (Res) Land Size: 350 sqm approx Agent Comments Indicative Selling Price \$540,000 - \$585,000 Median House Price June quarter 2017: \$550,000

## **Comparable Properties**



9 Black St WESTMEADOWS 3049 (REI)



Price: \$582,000 Method: Auction Sale Date: 26/08/2017 Rooms: 5 Property Type: Townhouse (Res)

1/185-195 Johnstone St WESTMEADOWS 3049 Agent Comments (REI)



Price: \$580,000 Method: Sold Before Auction Date: 19/06/2017 Rooms: 6 Property Type: Townhouse (Res) Land Size: 324 sqm approx



192a Johnstone St WESTMEADOWS 3049

Agent Comments

Agent Comments



(REI)

Price: \$550,000 Method: Auction Sale Date: 17/06/2017 Rooms: -Property Type: Townhouse (Res)

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