

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

1/18 Riddell Street, Westmeadows Vic 3049

Indicative selling price

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

Range between \$540,000 & \$585,000

Median sale price

Median price \$550,000 House X Unit Suburb Westmeadows

Period - From 01/04/2017 to 30/06/2017 Source REIV

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.~~



 3  2  2

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)

Agent Comments

 3  2  2

Price: \$582,000

Method: Auction Sale

Date: 26/08/2017

Rooms: 5

Property Type: Townhouse (Res)



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

 4  2  1

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 (REI)

Agent Comments

 3  2  2

Price: \$550,000

Method: Auction Sale

Date: 17/06/2017

Rooms: -

Property Type: Townhouse (Res)