

## 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

8 Hesse Court, Westmeadows Vic 3049

#### Indicative selling price

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

Range between \$430,000

&

\$473,000

#### 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	17 Yarck Ct WESTMEADOWS 3049	\$462,500	13/05/2017
2	3 Dooen Ct WESTMEADOWS 3049	\$450,000	13/05/2017
3	13 Hesse Ct WESTMEADOWS 3049	\$445,660	22/06/2017

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.~~



**Rooms:**

**Property Type:** House

**Land Size:** 596.592 sqm approx

**Agent Comments**

## Comparable Properties

**17 Yarck Ct WESTMEADOWS 3049 (REI)**

**Agent Comments**



**Price:** \$462,500

**Method:** Auction Sale

**Date:** 13/05/2017

**Rooms:** -

**Property Type:** House



**3 Dooen Ct WESTMEADOWS 3049 (REI)**

**Agent Comments**



**Price:** \$450,000

**Method:** Sold Before Auction

**Date:** 13/05/2017

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 642 sqm approx



**13 Hesse Ct WESTMEADOWS 3049 (REI)**

**Agent Comments**



**Price:** \$445,660

**Method:** Sold Before Auction

**Date:** 22/06/2017

**Rooms:** 4

**Property Type:** House (Res)