

Sam Menay 9338 6411 0438 143 327 samm@jasonrealestate.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan

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	Hou	ise 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.

Ad	dress 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.

Account - Jason RE Tullamarine | P: 03 9338 6411 | F: 03 9338 6548

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> **Indicative Selling Price** \$430,000 - \$473,000 **Median House Price** June quarter 2017: \$550,000

Rooms:

Property Type: House

Land Size: 596.592 sqm approx

Agent Comments

Comparable Properties

17 Yarck Ct WESTMEADOWS 3049 (REI)





Price: \$462,500 Method: Auction Sale Date: 13/05/2017

Rooms: -

Property Type: House

Agent Comments



3 Dooen Ct WESTMEADOWS 3049 (REI)







Price: \$450,000

Method: Sold Before Auction

Date: 13/05/2017 Rooms: 4

Property Type: House (Res) Land Size: 642 sqm approx

Agent Comments

Agent Comments



13 Hesse Ct WESTMEADOWS 3049 (REI)





Price: \$445,660

Method: Sold Before Auction

Date: 22/06/2017 Rooms: 4

Property Type: House (Res)

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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.

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