

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 WESTFIELD BOULEVARD WESTMEADOWS VIC 3049

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$701,000

Property type

House

Suburb

Westmeadows

Period-from

01 Mar 2022

to

28 Feb 2023

Source

Corelogic

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 6 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

19 WESTFIELD BOULEVARD WESTMEADOWS VIC 3049	\$810,000	09-Feb-23
10 KELMAN COURT WESTMEADOWS VIC 3049	\$830,000	15-Feb-23

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 6 months.

This Statement of Information was prepared on: 01 March 2023



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**19 WESTFIELD BOULEVARD
WESTMEADOWS VIC 3049**

4 2 1

Sold Price ^{RS} **\$810,000** ^{UN} Sold Date **09-Feb-23**

Distance **0.14km**



**10 KELMAN COURT
WESTMEADOWS VIC 3049**

4 2 2

Sold Price ^{RS} **\$830,000** Sold Date **15-Feb-23**

Distance **0.34km**

RS = Recent sale **UN** = Undisclosed Sale

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