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## STATEMENT OF INFORMATION

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### HOUSE Offered for Sale

39 Arnside Crescent Westmeadows VIC 3049

4 2 2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$530,000 & \$570,000

### Median Sale Price

\$552,000 Houses in Westmeadows between Nov 2016 - Oct 2017

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 2 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.



**3 Hornsby Avenue Westmeadows  
VIC 3049**

3 1 1

Sold Price

**\$550,000**

Sold Date

**04-Jul-17**

Distance

**0.4km**



**57 Bamford Avenue Westmeadows  
VIC 3049**

3 2 1

Sold Price

**\$620,000**

Sold Date

**15-Aug-17**

Distance

**0.46km**



**8 Hyton Close Westmeadows VIC  
3049**

3 1 2

Sold Price

**\$620,000**

Sold Date

**14-Oct-17**

Distance

**0.11km**

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