

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

9 PELICAN STREET 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

\$595,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$719,500

Property type

House

Suburb

Westmeadows

Period-from

01 Sep 2021

to

31 Aug 2022

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

51 KENNY STREET WESTMEADOWS VIC 3049	\$620,000	19-Aug-22
24 COPELAND ROAD WESTMEADOWS VIC 3049	\$665,000	27-Aug-22
18 BRAMCOTE DRIVE WESTMEADOWS VIC 3049	\$683,000	09-Jul-22

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: 26 September 2022



Gladstone Park

M 9338 7111

E gladstonepark@ypa.com.au



**51 KENNY STREET
WESTMEADOWS VIC 3049**

3 1 2

Sold Price ^{RS} **\$620,000** Sold Date **19-Aug-22**

Distance **1.43km**



**24 COPELAND ROAD
WESTMEADOWS VIC 3049**

3 1 2

Sold Price ^{RS} **\$665,000** Sold Date **27-Aug-22**

Distance **0.8km**



**18 BRAMCOTE DRIVE
WESTMEADOWS VIC 3049**

3 1 2

Sold Price **\$683,000** Sold Date **09-Jul-22**

Distance **0.33km**



**5 CAPRI COURT WESTMEADOWS
VIC 3049**

3 1 -

Sold Price **\$655,000** Sold Date **17-May-22**

Distance **1.42km**

RS = Recent sale

UN = Undisclosed Sale

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