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STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

UNIT Offered for Sale

76 Valley Park Boulevard Westmeadows VIC 3049

4 2 2

Indicative Selling Price

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

Range between \$550,000 & \$590,000

Median Sale Price

\$525,000 Units in Westmeadows between 01 Jan 2018 - 31 Dec 2018

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.



3/3 Gwilt Street Westmeadows VIC 3049	Sold Price	\$550,000	Sold Date	07-Dec-18
3 2 1			Distance	0.67km



75 Gibson Street Broadmeadows VIC 3047	Sold Price	\$580,000	Sold Date	11-Aug-18
3 2 1			Distance	1.6km



5/8-10 Grundy Street Westmeadows VIC 3049	Sold Price	\$452,000	Sold Date	04-Aug-18
3 1 1			Distance	1.92km

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