

## 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

9/195 Johnstone Street Westmeadows VIC 3049

### Indicative selling price

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

Single Price

or range  
between

\$485,000

&

\$499,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$520,500

Property type

Unit

Suburb

Westmeadows

Period-from

01 Nov 2019

to

31 Oct 2020

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

|                                              |           |           |
|----------------------------------------------|-----------|-----------|
| 10/107 Kenny Street Westmeadows VIC 3049     | \$535,000 | 17-Jun-20 |
| 4/21 Turner Street Westmeadows VIC 3049      | \$505,000 | 24-Oct-20 |
| 20/195 Johnstone Street Westmeadows VIC 3049 | \$470,000 | 27-Aug-20 |

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: 08 November 2020



**10/107 Kenny Street Westmeadows VIC 3049** Sold Price **\$535,000** Sold Date **17-Jun-20**

 3  2  1

Distance **0.78km**



**4/21 Turner Street Westmeadows VIC 3049** Sold Price <sup>RS</sup> **\$505,000** Sold Date **24-Oct-20**

 2  1  1

Distance **1.13km**



**20/195 Johnstone Street Westmeadows VIC 3049** Sold Price <sup>RS</sup> **\$470,000** Sold Date **27-Aug-20**

 3  2  1

Distance **0.06km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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