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## STATEMENT OF INFORMATION

Prepared on 27 Feb 2018

### HOUSE Offered for Sale

7 Bramcote Drive Westmeadows VIC 3049

3 1 2

### Indicative Selling Price

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

Range between \$540,000 & \$570,000

### Median Sale Price

\$567,000 Houses in Westmeadows between Feb 2017 - Jan 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.



**7 Pershore Court Westmeadows  
VIC 3049**

3 1 2

Sold Price **\$570,000** Sold Date **19-Oct-17**

Distance **0.17km**



**15 Douglas Court Westmeadows  
VIC 3049**

3 2 1

Sold Price **\$652,000** Sold Date **09-Jan-18**

Distance **0.69km**



**14 Parkhill Court Westmeadows VIC  
3049**

2 2 2

Sold Price **\$560,000** Sold Date **08-Sep-17**

Distance **1.04km**

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