

## 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 25 Bamford Avenue, Westmeadows Vic 3049

#### Indicative selling price

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

Range between \$580,000 & \$620,000

#### Median sale price

Median price \$625,000 House X Unit Suburb Westmeadows

Period - From 01/07/2017 to 30/06/2018 Source REIV

#### 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 six 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
1	28 Koala Cr WESTMEADOWS 3049	\$605,000	07/04/2018
2	19 Bamford Av WESTMEADOWS 3049	\$595,000	17/03/2018
3	6 Parkhill Ct WESTMEADOWS 3049	\$595,000	12/05/2018

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 six months.



**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 541 sqm approx

Agent Comments

**Indicative Selling Price**

\$580,000 - \$620,000

**Median House Price**

Year ending June 2018: \$625,000

## Comparable Properties



**28 Koala Cr WESTMEADOWS 3049 (REI/VG)**

Agent Comments



**Price:** \$605,000

**Method:** Auction Sale

**Date:** 07/04/2018

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 540 sqm approx

**19 Bamford Av WESTMEADOWS 3049 (REI/VG)**

Agent Comments



**Price:** \$595,000

**Method:** Auction Sale

**Date:** 17/03/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 541 sqm approx



**6 Parkhill Ct WESTMEADOWS 3049 (REI)**

Agent Comments



**Price:** \$595,000

**Method:** Auction Sale

**Date:** 12/05/2018

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 336 sqm approx