

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	25 Bamford Avenue, Westmeadows Vic 3049
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$580,000	&	\$620,000
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Median sale price

Median price	\$625,000	Hou	use 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

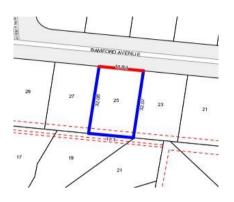
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.





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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)



Price: \$605,000 Method: Auction Sale Date: 07/04/2018 Rooms: 4

Property Type: House (Res) Land Size: 540 sqm approx

Agent Comments

19 Bamford Av WESTMEADOWS 3049

(REI/VG)

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Price: \$595.000 Method: Auction Sale Date: 17/03/2018

Rooms: -

Property Type: House (Res) Land Size: 541 sqm approx

Agent Comments





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Price: \$595,000 Method: Auction Sale Date: 12/05/2018 Rooms: 5

Property Type: House (Res) Land Size: 336 sqm approx

Agent Comments

Account - Barry Plant | P: 03 93301088 | F: 03 9330 1855





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