

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

11/107 Kenny Street Westmeadows VIC 3049

Indicative selling price

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

Single Price

\$595,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$549,250

Property type

Unit

Suburb

Westmeadows

Period-from

01 Sep 2020

to

31 Aug 2021

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

3/25 Pascoe Street Westmeadows VIC 3049	\$455,000	18-Jan-21
18A Black Street Westmeadows VIC 3049	\$592,000	28-Nov-20
3/25 Black Street Westmeadows VIC 3049	\$595,000	11-Nov-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.~~

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3/25 Pascoe Street Westmeadows VIC 3049

2 1 1

Sold Price

\$455,000

Sold Date

18-Jan-21

Distance

0.18km



18A Black Street Westmeadows VIC 3049

3 2 1

Sold Price

\$592,000

Sold Date

28-Nov-20

Distance

0.29km



3/25 Black Street Westmeadows VIC 3049

3 2 1

Sold Price

\$595,000

Sold Date

11-Nov-20

Distance

0.34km



19 Gwilt Street Westmeadows VIC 3049

3 2 1

Sold Price

\$615,000

Sold Date

11-Dec-20

Distance

0.88km



3/26 Hillcrest Drive Westmeadows VIC 3049

3 2 1

Sold Price

\$560,000

Sold Date

06-Oct-20

Distance

1.02km



5/26 Hillcrest Drive Westmeadows VIC 3049

3 2 1

Sold Price

\$570,000

Sold Date

15-Dec-20

Distance

1.03km

RS = Recent sale

UN = Undisclosed Sale

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