

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

2 Fielders Walk 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

or range
between

\$620,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$637,500

Property type

House

Suburb

Westmeadows

Period-from

01 Jun 2020

to

31 May 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

8 Arnside Crescent Westmeadows VIC 3049	\$638,000	01-May-21
33 Copeland Road Westmeadows VIC 3049	\$635,000	18-Mar-21
12 Bamford Avenue Westmeadows VIC 3049	\$608,000	25-Feb-21

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: 24 June 2021



**8 Arnside Crescent Westmeadows
VIC 3049**

 3  -  -

Sold Price

\$638,000

Sold Date

01-May-21

Distance

0.18km



**33 Copeland Road Westmeadows
VIC 3049**

 3  1  1

Sold Price

\$635,000

Sold Date

18-Mar-21

Distance

0.24km



**12 Bamford Avenue Westmeadows
VIC 3049**

 3  2  1

Sold Price

\$608,000

Sold Date

25-Feb-21

Distance

0.64km

RS = Recent sale

UN = Undisclosed Sale

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