

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 68 Raleigh Street, Westmeadows

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 \$680,000 & \$690,000

Median sale price

Median price \$595,000 Property type House Suburb Westmeadows

Period - From 5/02/2020 to 4/02/2021 Source Realestate.com.au

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. 37 Bramcote Drive, Westmeadows, Vic 3049	\$685,000	28/11/20
2. 32 Hillcrest Drive, Westmeadows, Vic 3049	\$662,500	24/10/20
3. 297 Mickleham Road, Westmeadows, Vic 3049	\$700,000	12/02/21

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 six months.~~

This Statement of Information was prepared on: 6/03/2021