

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

7 Valley Park Boulevard 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

\$502,500

Property type

Unit

Suburb

Westmeadows

Period-from

01 Apr 2019

to

31 Mar 2020

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

19 Valley Park Boulevard Westmeadows VIC 3049	\$525,000	10-Feb-20
2 Miram Court Westmeadows VIC 3049	\$600,000	25-Oct-19
123 Kenny Street Westmeadows VIC 3049	\$546,000	29-Feb-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.~~

This Statement of Information was prepared on: 21 April 2020



Sam Scicluna
P 9338 7111
M 0435 690 598
E sscicluna@ypa.com.au



**19 Valley Park Boulevard
Westmeadows VIC 3049**

3 2 2

Sold Price **\$525,000** Sold Date **10-Feb-20**

Distance **0.06km**



**2 Miram Court Westmeadows VIC
3049**

3 1 2

Sold Price **\$600,000** Sold Date **25-Oct-19**

Distance **0.2km**



**123 Kenny Street Westmeadows
VIC 3049**

3 1 1

Sold Price ^{RS} **\$546,000** Sold Date **29-Feb-20**

Distance **1.68km**

RS = Recent sale **UN** = Undisclosed Sale

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