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STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

78 Koala Crescent Westmeadows VIC 3049

3 2 2

Indicative Selling Price

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

Range between \$570,000 & \$590,000

Median Sale Price

\$600,000 Houses in Westmeadows between 01 Nov 2017 - 31 Oct 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.



9 Copeland Road Westmeadows VIC 3049

3 1 1

Sold Price **\$615,000** Sold Date **15-Sep-18**

Distance **0.26km**



37 Copeland Road Westmeadows VIC 3049

3 1 2

Sold Price **\$585,000** Sold Date **13-Aug-18**

Distance **0.34km**



8 Hillcrest Drive Westmeadows VIC 3049

3 2 2

Sold Price **\$608,000** Sold Date **16-Nov-18**

Distance **0.71km**

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