

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 14 Village Close, Westmeadows, VIC 3049

Indicative selling price

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

Price Range \$580,000 & \$595,000

Median sale price

Median price \$600,000 Property Type Semi-detached Suburb Westmeadows (3049)

Period - From 02/06/2019 to 01/06/2020 Source realestate.com.au

Comparable property sales

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
16 VISTA CIRCUIT, WESTMEADOWS VIC 3049	\$550,000	24/12/2019
71 VALLEY PARK BOULEVARD, WESTMEADOWS VIC 3049	\$580,000	25/04/2020
14A HAVEN COURT, WESTMEADOWS VIC 3049	\$560,000	29/10/2019

This Statement of Information was prepared on: 18/06/2020