

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

4/5 Avion Place 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

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Westmeadows

Period-from

01 Sep 2018

to

31 Aug 2019

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

| | | |
|---|-----------|-----------|
| 7/4 Wills Street Westmeadows VIC 3049 | \$546,500 | 24-Aug-19 |
| 1/25 Pascoe Street Westmeadows VIC 3049 | \$520,000 | 16-Jul-19 |
| 2/30 Pascoe Street Westmeadows VIC 3049 | \$560,000 | 10-Aug-19 |

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: 20 September 2019



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7/4 Wills Street Westmeadows VIC 3049

Sold Price

^{RS} **\$546,500**

Sold Date **24-Aug-19**

3 2 2

Distance **1.01km**



1/25 Pascoe Street Westmeadows VIC 3049

Sold Price

\$520,000

Sold Date **16-Jul-19**

3 2 2

Distance **1.16km**



2/30 Pascoe Street Westmeadows VIC 3049

Sold Price

\$560,000

Sold Date **10-Aug-19**

3 2 2

Distance **1.23km**

RS = Recent sale

UN = Undisclosed Sale

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