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# STATEMENT OF INFORMATION

Prepared on 10 Aug 2019

Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

24 Koala Crescent Westmeadows VIC 3049

3 2 4

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$699,000

## Median Sale Price

\$620,000 Houses in Westmeadows between 01 Aug 2018 - 31 Jul 2019

Source: CoreLogic

## Comparable Property Sales

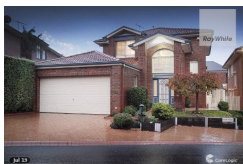
These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**31 Maddingley Road Attwood VIC 3049** Sold Price <sup>RS</sup> **\$780,000** Sold Date **15-Jun-19**  
 3 2 2 Distance **0.35km**



**83 Hillcrest Drive Westmeadows VIC 3049** Sold Price <sup>RS</sup> **\$711,000** Sold Date **05-Aug-19**  
 3 2 2 Distance **0.71km**



**8 The Crest Attwood VIC 3049** Sold Price <sup>RS</sup> **\$683,000** Sold Date **06-Jul-19**  
 3 2 2 Distance **0.72km**

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

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