

## 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

10 BROAD STREET WESTMEADOWS VIC 3049

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$480,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$692,500

Property type

House

Suburb

Westmeadows

Period-from

01 Apr 2022

to

31 Mar 2023

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 CAPRI COURT WESTMEADOWS VIC 3049	\$500,000	22-Feb-23
194B JOHNSTONE STREET WESTMEADOWS VIC 3049	\$590,000	27-Feb-23
192A JOHNSTONE STREET WESTMEADOWS VIC 3049	\$590,000	27-Feb-23

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: 17 April 2023



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**7 CAPRI COURT WESTMEADOWS  
VIC 3049**

3 2 2

Sold Price

<sup>RS</sup> **\$500,000**

Sold Date **22-Feb-23**

Distance **0.71km**



**194B JOHNSTONE STREET  
WESTMEADOWS VIC 3049**

3 3 2

Sold Price

**\$590,000**

Sold Date **27-Feb-23**

Distance **0.73km**



**192A JOHNSTONE STREET  
WESTMEADOWS VIC 3049**

3 2 2

Sold Price

Sold Date **27-Feb-23**

Distance **0.74km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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