

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 Capri Court 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

\$590,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Westmeadows

Period-from

01 Mar 2020

to

28 Feb 2021

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

8 Cook Place Westmeadows VIC 3049	\$705,000	23-Dec-20
8 Wills Street Westmeadows VIC 3049	\$875,000	21-Nov-20
20 Turner Street Westmeadows VIC 3049	\$767,500	16-Jan-21

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.~~

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8 Cook Place Westmeadows VIC 3049

3 2 2

Sold Price

^{RS} **\$705,000**

Sold Date **23-Dec-20**

Distance **0.26km**



8 Wills Street Westmeadows VIC 3049

4 2 1

Sold Price

^{RS} **\$875,000**

Sold Date **21-Nov-20**

Distance **0.51km**



20 Turner Street Westmeadows VIC 3049

3 1 1

Sold Price

^{RS} **\$767,500**

Sold Date **16-Jan-21**

Distance **0.97km**



297 Mickleham Road Westmeadows VIC 3049

3 1 3

Sold Price

^{RS} **\$700,000**

Sold Date **13-Feb-21**

Distance **1.28km**

RS = Recent sale

UN = Undisclosed Sale

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