

## 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

18 Lima Court 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

\$470,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$641,250

Property type

House

Suburb

Westmeadows

Period-from

01 May 2020

to

30 Apr 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

2 Kernot Court Westmeadows VIC 3049	\$419,500	13-Mar-21
86 Erinbank Crescent Westmeadows VIC 3049	\$525,000	11-Dec-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.~~

This Statement of Information was prepared on: 20 May 2021



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**2 Kerot Court Westmeadows VIC 3049**

3 1 1

Sold Price

**\$419,500**

Sold Date

**13-Mar-21**

Distance

**0.3km**



**86 Erinbank Crescent Westmeadows VIC 3049**

3 1 1

Sold Price

**\$525,000**

Sold Date

**11-Dec-20**

Distance

**0.93km**



**20 Turner Street Westmeadows VIC 3049**

3 1 1

Sold Price

**\$767,500**

Sold Date

**16-Jan-21**

Distance

**1.4km**



**33 Copeland Road Westmeadows VIC 3049**

3 1 1

Sold Price

**\$635,000**

Sold Date

**18-Mar-21**

Distance

**2.62km**

RS = Recent sale

UN = Undisclosed Sale

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