

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

31 Loxley Circuit 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

\$619,000

or range
between

&

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

10 Bramcote Drive Westmeadows VIC 3049	\$630,000	08-Sep-20
16 Bramcote Drive Westmeadows VIC 3049	\$661,000	20-Jul-20
32 Hillcrest Drive Westmeadows VIC 3049	\$662,500	24-Oct-20

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: 29 March 2021



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**10 Bramcote Drive Westmeadows
VIC 3049**

3 1 2

Sold Price **\$630,000** Sold Date **08-Sep-20**

Distance **2.03km**



**16 Bramcote Drive Westmeadows
VIC 3049**

3 1 2

Sold Price **\$661,000** Sold Date **20-Jul-20**

Distance **2.07km**



**32 Hillcrest Drive Westmeadows
VIC 3049**

4 2 1

Sold Price **\$662,500** Sold Date **24-Oct-20**

Distance **2.5km**

RS = Recent sale UN = Undisclosed Sale

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