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	61 VALLEY PARK BOULEVARD 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	$600,000	&	$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$695,000	Property type	House	Suburb	Westmeadows
Period-from	01 Mar 2022	to	28 Feb 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 DOOEN COURT WESTMEADOWS VIC 3049	$650,000	16-Jan-23
29 NINDA COURT WESTMEADOWS VIC 3049	$665,000	21-Oct-22
7 LINGA STREET WESTMEADOWS VIC 3049	$560,000	05-Oct-22

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 March 2023

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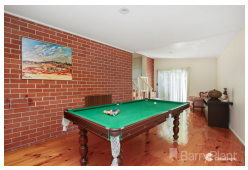
7 DOOEN COURT WESTMEADOWS VIC 3049

4 1 2

Sold Price RS **$650,000** Sold Date **16-Jan-23**

Distance **0.51km**



29 NINDA COURT WESTMEADOWS VIC 3049

4 2 2

Sold Price **$665,000** Sold Date **21-Oct-22**

Distance **0.64km**



7 LINGA STREET WESTMEADOWS VIC 3049

3 1 2

Sold Price **$560,000** Sold Date **05-Oct-22**

Distance **0.64km**

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

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