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	7 Parkfield Walk 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	$565,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$548,500	Property type	Unit	Suburb	Westmeadows
Period-from	01 Jun 2020	to	31 May 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
5 Parkfield Walk Westmeadows VIC 3049	$445,000	30-Jan-21
11 Jarvis Walk Westmeadows VIC 3049	$508,000	22-Dec-20
3 Everly Lane Westmeadows VIC 3049	$380,000	06-Apr-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: 17 June 2021

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5 Parkfield Walk Westmeadows VIC 3049

2 1 1

Sold Price **$445,000** Sold Date **30-Jan-21**

Distance **-**



11 Jarvis Walk Westmeadows VIC 3049

3 2 2

Sold Price **$508,000** Sold Date **22-Dec-20**

Distance **0.1km**



3 Everly Lane Westmeadows VIC 3049

1 1 2

Sold Price RS **$380,000** Sold Date **06-Apr-21**

Distance **0.16km**



11 Erinbank Crescent Westmeadows VIC 3049

3 2 2

Sold Price **$541,000** Sold Date **27-Jan-21**

Distance **0.17km**



43 Vista Circuit Westmeadows VIC 3049

3 2 2

Sold Price **$548,500** Sold Date **05-Dec-20**

Distance **0.29km**



19 Gwilt Street Westmeadows VIC 3049

3 2 1

Sold Price **$615,000** Sold Date **11-Dec-20**

Distance **0.54km**

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

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