

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

1/2 Broad Street 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

\$470,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$538,350

Property type

Unit

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

21/6-12 Pascoe Street Westmeadows VIC 3049	\$590,000	27-Oct-20
87 Kenny Street Westmeadows VIC 3049	\$611,000	04-Jul-20
1/29 Heather Court Glenroy VIC 3046	\$542,000	26-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: 03 May 2021



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**21/6-12 Pascoe Street
Westmeadows VIC 3049**

2 2 1

Sold Price **\$590,000** Sold Date **27-Oct-20**

Distance **0.29km**



**87 Kenny Street Westmeadows VIC
3049**

2 1 1

Sold Price **\$611,000** Sold Date **04-Jul-20**

Distance **0.43km**



**1/29 Heather Court Glenroy VIC
3046**

2 1 1

Sold Price **\$542,000** Sold Date **26-Oct-20**

Distance **3.19km**



**4/2-4 Gordon Street Tullamarine
VIC 3043**

2 1 1

Sold Price **\$425,000** Sold Date **04-Oct-20**

Distance **3.47km**

RS = Recent sale UN = Undisclosed Sale

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