

## 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

4 Wombat 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

\$660,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$601,000

Property type

House

Suburb

Westmeadows

Period-from

01 Jan 2019

to

31 Dec 2019

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

16 Kernot Court Westmeadows VIC 3049	\$671,000	05-Dec-19
19 Swan Avenue Westmeadows VIC 3049	\$697,000	16-Nov-19
44 Bamford Avenue Westmeadows VIC 3049	\$680,000	09-Sep-19

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: 05 January 2020



**16 Kernot Court Westmeadows VIC 3049** Sold Price **\$671,000** Sold Date **05-Dec-19**

3 1 1

Distance **2.07km**



**19 Swan Avenue Westmeadows VIC 3049** Sold Price **\$697,000** Sold Date **16-Nov-19**

3 2 3

Distance **0.22km**



**44 Bamford Avenue Westmeadows VIC 3049** Sold Price **\$680,000** Sold Date **09-Sep-19**

3 2 1

Distance **0.4km**



**24 Koala Crescent Westmeadows VIC 3049** Sold Price **\$679,000** Sold Date **21-Aug-19**

3 2 4

Distance **0.08km**

RS = Recent sale

UN = Undisclosed Sale

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