

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 Devenish Court 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Westmeadows

Period-from

01 Aug 2019

to

31 Jul 2020

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

8 Devenish Court Westmeadows VIC 3049	\$570,000	22-Jul-20
2 Musk Court Westmeadows VIC 3049	\$570,000	02-May-20
2 Patho Court Westmeadows VIC 3049	\$552,000	21-Mar-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: 04 August 2020



8 Devenish Court Westmeadows VIC 3049

3 1 3

Sold Price

^{RS} **\$570,000**

Sold Date

22-Jul-20

Distance

0.05km



2 Musk Court Westmeadows VIC 3049

4 1 -

Sold Price

\$570,000

Sold Date

02-May-20

Distance

0.06km



2 Patho Court Westmeadows VIC 3049

3 1 4

Sold Price

\$552,000

Sold Date

21-Mar-20

Distance

0.16km



27 Toora Drive Westmeadows VIC 3049

3 1 -

Sold Price

^{RS} **\$550,000** ^{UN}

Sold Date

02-Jul-20

Distance

0.55km



19 Chisholm Avenue Attwood VIC 3049

4 2 4

Sold Price

^{RS} **\$550,000**

Sold Date

06-May-20

Distance

0.65km



15 Miram Court Westmeadows VIC 3049

3 1 -

Sold Price

\$515,000

Sold Date

06-Apr-20

Distance

0.72km

RS = Recent sale

UN = Undisclosed Sale

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