

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

11 Hornsby Avenue, Westmeadows Vic 3049

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$670,000

&

\$735,000

Median sale price

Median price

\$680,000

Property Type

House

Suburb

Westmeadows

Period - From

01/10/2023

to

31/12/2023

Source

REIV

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 six 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
1	20 Springbank St TULLAMARINE 3043	\$690,000	10/02/2024
2	7 Kelman Ct WESTMEADOWS 3049	\$680,000	16/12/2023
3	3 Haig Pl ATTWOOD 3049	\$680,000	28/10/2023

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 six months.~~

This Statement of Information was prepared on:

27/02/2024 12:01



Property Type: House (Previously Occupied - Detached)

Land Size: 720 sqm approx

Agent Comments

Long driveway with multiple car spaces

Comparable Properties



20 Springbank St TULLAMARINE 3043 (REI)

Agent Comments



Price: \$690,000

Method: Auction Sale

Date: 10/02/2024

Property Type: House (Res)

Land Size: 533 sqm approx



7 Kelman Ct WESTMEADOWS 3049 (REI/VG)

Agent Comments



Price: \$680,000

Method: Auction Sale

Date: 16/12/2023

Property Type: House (Res)

Land Size: 719 sqm approx



3 Haig Pl ATTWOOD 3049 (REI/VG)

Agent Comments



Price: \$680,000

Method: Auction Sale

Date: 28/10/2023

Rooms: 4

Property Type: House (Res)

Land Size: 675 sqm approx