

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

16 NINDA 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

\$540,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$727,500

Property type

House

Suburb

Westmeadows

Period-from

01 Apr 2023

to

31 Mar 2024

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

7 TOOAN COURT WESTMEADOWS VIC 3049	\$620,000	08-Mar-24
17 WALPA COURT WESTMEADOWS VIC 3049	\$612,500	12-Nov-23
18 TIMBOON CRESCENT BROADMEADOWS VIC 3047	\$630,000	09-Dec-23

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: 08 April 2024

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**7 TOOAN COURT WESTMEADOWS
VIC 3049**

3 1 1

Sold Price

^{RS} **\$620,000**

Sold Date **08-Mar-24**

Distance **0.34km**



**17 WALPA COURT
WESTMEADOWS VIC 3049**

3 1 1

Sold Price

\$612,500

Sold Date **12-Nov-23**

Distance **0.7km**



**18 TIMBOON CRESCENT
BROADMEADOWS VIC 3047**

3 1 3

Sold Price

\$630,000

Sold Date **09-Dec-23**

Distance **1km**

RS = Recent sale

UN = Undisclosed Sale

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