

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

3/25 PASCOE 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$566,250

Property type

Unit

Suburb

Westmeadows

Period-from

01 Jul 2022

to

30 Jun 2023

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

4/43 RIDDELL STREET WESTMEADOWS VIC 3049	\$480,000	16-May-23
6/30 FAWKNER STREET WESTMEADOWS VIC 3049	\$496,000	28-Feb-23
2/223 JOHNSTONE STREET WESTMEADOWS VIC 3049	\$485,000	14-Feb-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: 07 July 2023



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**4/43 RIDDELL STREET
WESTMEADOWS VIC 3049**

2 1 1

Sold Price ^{RS} **\$480,000** Sold Date **16-May-23**

Distance **0.24km**



**6/30 FAWKNER STREET
WESTMEADOWS VIC 3049**

2 1 -

Sold Price **\$496,000** Sold Date **28-Feb-23**

Distance **0.56km**



**2/223 JOHNSTONE STREET
WESTMEADOWS VIC 3049**

3 2 1

Sold Price **\$485,000** Sold Date **14-Feb-23**

Distance **0.35km**

RS = Recent sale UN = Undisclosed Sale

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