

## 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

33 VALLEY PARK BOULEVARD 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

\$700,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$723,500

Property type

House

Suburb

Westmeadows

Period-from

01 Jan 2023

to

31 Dec 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

11 EYRE STREET WESTMEADOWS VIC 3049	\$860,000	17-Oct-23
16 ENDEAVOUR CRESCENT WESTMEADOWS VIC 3049	\$785,000	15-Nov-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: 22 January 2024



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**11 EYRE STREET WESTMEADOWS  
VIC 3049**

3 2 2

Sold Price

<sup>RS</sup> **\$860,000**

Sold Date

**17-Oct-23**

Distance

**0.83km**



**16 ENDEAVOUR CRESCENT  
WESTMEADOWS VIC 3049**

3 2 -

Sold Price

**\$785,000**

Sold Date

**15-Nov-23**

Distance

**0.59km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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