



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$555,000
Median House Price
June quarter 2017: \$550,000

Comparable Properties



1/185-195 Johnstone St WESTMEADOWS 3049 Agent Comments
(REI)



Price: \$580,000
Method: Sold Before Auction
Date: 19/06/2017
Rooms: 6
Property Type: Townhouse (Res)
Land Size: 324 sqm approx



192a Johnstone St WESTMEADOWS 3049 Agent Comments
(REI)



Price: \$550,000
Method: Auction Sale
Date: 17/06/2017
Rooms: -
Property Type: Townhouse (Res)

13/72-74 Hillcrest Dr WESTMEADOWS 3049 Agent Comments
(REI)



Price: \$535,000
Method: Auction Sale
Date: 18/02/2017
Rooms: 5
Property Type: Townhouse (Res)

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

Indicative selling price

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

Single price

Median sale price

Median price House Suburb

Period - From to Source

Comparable property sales

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 |
|---|-----------|--------------|
| 1/185-195 Johnstone St WESTMEADOWS 3049 | \$580,000 | 19/06/2017 |
| 192a Johnstone St WESTMEADOWS 3049 | \$550,000 | 17/06/2017 |
| 13/72-74 Hillcrest Dr WESTMEADOWS 3049 | \$535,000 | 18/02/2017 |