



## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address (including Suburb and postcode)

295 Mickleham Road, WESTMEADOWS, 3049

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price

or range between

\$620,000

&

\$680,000

### Median sale price

Median price

\$567,000

Property type

House

Suburb

WESTMEADOWS, 3049

Period from

12/10/2017

to

18/01/2018

Source

rp data

### Comparable property sale

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

3 Bramcote Drive, WESTMEADOWS, 3049 Victoria

\$725,000

19/01/2018

14 Snaefell Crescent, GLADSTONE PARK, 3043 Victoria

\$699,000

13/10/2017

7 Pershore Court, WESTMEADOWS, 3049 Victoria

\$570,000

19/10/2017