

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

21 Black Street, Westmeadows Vic 3049

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$620,000 Property Type House Suburb Westmeadows

Period - From 01/01/2020 to 31/12/2020 Source REIV

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 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
1	11 Haven Ct WESTMEADOWS 3049	\$557,000	02/02/2021
2	221 Johnstone St WESTMEADOWS 3049	\$555,000	16/12/2020
3	76 Erinbank Cr WESTMEADOWS 3049	\$505,000	27/11/2020

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 six months.~~

This Statement of Information was prepared on:

24/03/2021 10:41



Property Type: House (Previously Occupied - Detached)

Land Size: 674 sqm approx

Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median House Price

Year ending December 2020: \$620,000

Comparable Properties



11 Haven Ct WESTMEADOWS 3049 (REI)

Agent Comments



Price: \$557,000

Method: Sold Before Auction

Date: 02/02/2021

Property Type: House (Res)

Land Size: 635 sqm approx



221 Johnstone St WESTMEADOWS 3049 (REI/VG)

Agent Comments



Price: \$555,000

Method: Auction Sale

Date: 16/12/2020

Property Type: House (Res)

Land Size: 535 sqm approx

76 Erinbank Cr WESTMEADOWS 3049 (REI/VG)

Agent Comments



Price: \$505,000

Method: Sold Before Auction

Date: 27/11/2020

Property Type: House (Res)

Land Size: 630 sqm approx