

# 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

2 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)

Single price

\$650,000

### Median sale price

Median price

\$602,500

Property Type

Townhouse

Suburb

Westmeadows

Period - From

18/08/2022

to

17/08/2023

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 Parkfield Wlk WESTMEADOWS 3049	\$730,000	04/08/2023
2	1/29 Wills St WESTMEADOWS 3049	\$645,000	08/03/2023
3	61 Valley Park Blvd WESTMEADOWS 3049	\$642,500	15/04/2023

**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:

18/08/2023 16:44

2 Valley Park Boulevard, Westmeadows Vic 3049



 3  3  2

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**

\$650,000

**Median Townhouse Price**

18/08/2022 - 17/08/2023: \$602,500

## Comparable Properties



**11 Parkfield Wlk WESTMEADOWS 3049 (REI)**

Agent Comments

 5  3  2

**Price:** \$730,000

**Method:** Sold Before Auction

**Date:** 04/08/2023

**Property Type:** Townhouse (Single)

**Land Size:** 309 sqm approx

**1/29 Wills St WESTMEADOWS 3049 (REI/VG)**

Agent Comments

 3  2  1

**Price:** \$645,000

**Method:** Sold Before Auction

**Date:** 08/03/2023

**Property Type:** Townhouse (Res)

**61 Valley Park Blvd WESTMEADOWS 3049  
(REI/VG)**

Agent Comments

 4  2  2

**Price:** \$642,500

**Method:** Private Sale

**Date:** 15/04/2023

**Property Type:** House (Res)

**Account** - NDL Realty | P: 03 96707705 | F: 03 96707735



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