



STATEMENT OF INFORMATION

Prepared on 15 May 2019

Mark Edwards
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Section 47AF of the Estate Agents Act 1980

UNIT Offered for Sale

2/115 Westlake Drive Melton West VIC 3337

3 2 1

Indicative Selling Price

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

Single Price \$405,000

Median Sale Price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

Comparable Property Sales

These are the 3 properties sold within 2 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.



41 Oakpark Drive Harkness VIC 3337

4 2 2

Sold Price **\$405,500** Sold Date **21-Jan-19**

Distance **0.79km**



3 Stephanie Way Harkness VIC 3337

3 2 2

Sold Price **\$410,000** Sold Date **17-Mar-19**

Distance **1.02km**

RS = Recent sale UN = Undisclosed Sale

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16 Lady Penrhyn Drive Harkness VIC
3337

Sold Price \$405,000

Sold Date 10-Feb-19

4 2 2

Distance 1.17km

RS = Recent sale **UN** = Undisclosed Sale

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