Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Property offered for s | sale | | | | | | |
|---|---------------|--------------------|---------------|----------|------------------|--------------|--|
| Address Including suburb and postcode | 11-17 Ardlie | Street, Westmea | dows Vic 3049 | | | | |
| Indicative selling price | e | | | | | | |
| For the meaning of this p | orice see con | nsumer.vic.gov.au | /underquoting | | | | |
| Range between Contact | ct Agent | & | Contact Agen | t | | | |
| Median sale price | | | | | | | |
| Median price \$660,00 |)0 Pr | operty Type Hou | se | Suburb | Westmeado | ws | |
| Period - From 03/04/2 | 024 to | 02/04/2025 | Source | Property | / Data | | |
| Comparable property | sales (*De | elete A or B belo | ow as applica | ble) | | | |
| 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 | | | | | rice | Date of sale | |
| 1 | | | | | | | |
| 2 | | | | | | | |
| 3 | | | | | | | |
| OR | | | | | | | |
| | | representative rea | | | | | |
| This Statement of Information was prepared on: | | | | on: | 01/04/2025 17:01 | | |



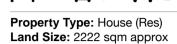


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Indicative Selling Price \$3,500,000 - \$3,800,000 **Median House Price**

31/03/2024 - 01/04/2025: \$660,000





Agent Comments

Comparable Properties

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.

Account - Buxton Balwyn-Canterbury | P: 03 9006 8977



