

# 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

11-17 Ardlie Street, Westmeadows Vic 3049

### Indicative selling price

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

Range between

Contact Agent

&

Contact Agent

### Median sale price

Median price

\$660,000

Property Type

House

Suburb

Westmeadows

Period - From

03/04/2024

to

02/04/2025

Source

Property Data

### 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		
2		
3		

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:

01/04/2025 17:01

11-17 Ardlie Street, Westmeadows Vic 3049



Ellie Gong  
03 9006 8977  
0430434567  
egong@buxton.com.au

**Indicative Selling Price**

\$3,500,000 - \$3,800,000

**Median House Price**

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



4 1 2

**Property Type:** House (Res)

**Land Size:** 2222 sqm approx

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



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