STATEMENT OF INFORMATION
Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	103 Cassinia Crescent, Meadow Heights

Indicative selling price

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

$400,000	&	$440,000

Median sale price

Median price	$380,000	*House	X	*Unit		Suburb	Meadow Heights
Period - From	MAY 2016	to	MAY 2017			Source	Realestate.com.au

Comparable property sales

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 Ironbark Court, Meadow Heights	$400,000	22/05/2017
2 - 150 Lightwood Crescent, Meadow Heights	$440,000	03/04/2017
3 - 12 McNicol Close. Meadow Heights	$430,000	15/03/2017