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 WERONA COURT MEADOW HEIGHTS VIC 3048

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$530,000	or range between		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$655,000	Property type	House	Suburb	Meadow Heights
Period-from	01 Jul 2023	to	30 Sep 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 6 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
8 COLIGNAN COURT MEADOW HEIGHTS VIC 3048	$575,000	08-Nov-23
19 BRADMAN DRIVE MEADOW HEIGHTS VIC 3048	$585,000	19-Jun-23
2 YARTO COURT MEADOW HEIGHTS VIC 3048	$550,000	10-Jul-23

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 6 months.~~

This Statement of Information was prepared on: 28 November 2023