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	8/93 ROKEWOOD CRESCENT 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	$450,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$448,500	Property type	Unit	Suburb	Meadow Heights
Period-from	01 Nov 2022	to	31 Oct 2023	Source	Corelogic

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
2/17 WOODS CLOSE MEADOW HEIGHTS VIC 3048	$440,000	06-Oct-23
1/30 ASHLEIGH CRESCENT MEADOW HEIGHTS VIC 3048	$433,000	09-Nov-23
4A HUNTLY COURT MEADOW HEIGHTS VIC 3048	$420,000	03-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: 15 November 2023

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2/17 WOODS CLOSE MEADOW HEIGHTS VIC 3048

2 1 1

Sold Price RS $440,000 Sold Date 06-Oct-23

Distance 1.84km



1/30 ASHLEIGH CRESCENT MEADOW HEIGHTS VIC 3048

2 1 -

Sold Price RS $433,000 Sold Date 09-Nov-23

Distance 0.61km



4A HUNTLY COURT MEADOW HEIGHTS VIC 3048

2 1 1

Sold Price $420,000 Sold Date 03-Jul-23

Distance 0.29km

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

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