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	7B Rokewood Crescent, Meadow Heights

Indicative selling price

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

Single price	$479,000

Median sale price

Median price	$450,000	House	X	Suburb	Meadow Heights
Period - From	MARCH 2017	to	AUG 2017	Source	REIV propertydata.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 - 13 Bonang Court, Meadow Heights	$415,000	11/04/2017
2 - 33 Buchan Street, Meadow Heights	$437,000	10/03/2017
3 - 4 Melwood Court, Meadow Heights	$458,000	24/04/2017