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	16 Rokewood 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	$415,500	House	X	Suburb	Meadow Heights
Period - From	MAR 2017	to	MAY 2017	Source	RP Data Corelogic

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 - 3 Coram Court, Meadow Heights	$405,000	01/04/2017
2 - 3 Dartmoor Court, Meadow Heights	$404,000	27/03/2017
3 - 57 Malmsbury Drive, Meadow Heights	$437,500	09/05/2017