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	6 Chilwell Court, Meadow Heights

Indicative selling price

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

$500,000	&	$550,000

Median sale price

Median price	$523,667	House	X	Suburb	Meadow Heights
Period - From	JUN 2017	to	AUG 2017	Source	RP Data

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 - 4 Chilwell Court, Meadow Heights	$516,000	06/06/2017
2 - 13 Allendale Court, Meadow Heights	$520,000	17/06/2017
3 - 17 Canadian Court, Meadow Heights	$535,000	26/08/2017