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	31/4-16 Melaleuca Drive, Meadow Heights

Indicative selling price

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

$370,000	&	$390,000

Median sale price

Median price	$330,000	Unit	X	Suburb	Meadow Heights
Period - From	AUG 2017	to	OCT 2017	Source	Realestate.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
21/4-16 Melaleuca Drive, Meadow Heights	$370,000	13/10/2017
2/18 Bronco Court, Meadow Heights	$380,000	20/09/2017
3/24 Milford Court, Meadow Heights	$390,000	24/10/2017