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	1/83 Rokewood Crescent, Meadow Heights 3048

Indicative selling price

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

Single Price	$380,000

Median sale price

Median price	$350,000	Unit	X	Suburb	Meadow Heights
Period - From	JAN 2018	to	MARCH 2018	Source	domain.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 - 3/24 Milford Court, Meadow Heights	$390,000	04/10/17
2 - 10/32 Papworth Place, Meadow Heights	$408,000	09/12/17
3 - 2/6 Mitchell Crescent, Meadow Heights	$380,000	17/02/18