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	23 Amarina Close, Meadow Heights 3048

Indicative selling price

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

Range between	$650,000	&	$700,000

Median sale price

Median price	$650,000	House	X	Suburb	Meadow Heights
Period - From	OCT 2017	to	APR 2018	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 - 37 Nicholson Crescent, Meadow Heights	$703,000	18/11/17
2 - 120 Shankland Boulevard, Meadow Heights	$786,000	08/02/18
3 - 9 Thistle Court, Meadow Heights	$639,000	17/02/18

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