Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	18 Lightwood Crescent, Meadow Heights 3048

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single price~~	~~$*~~	or range between	$500,000	&	$550,000

Median sale price

Median price	$461,375	Property type	*House*	Suburb	Meadow Heights
Period - From	DEC 2019	to	MAY 2020	Source	www.realestate.com.au

Comparable property sales (*Delete A or B below as applicable)

A* 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- 12 Colignan Road, Meadow Heights	$545,000	19/03/20
2 - 6 Leatherwood Grove, Meadow Heights	$515,000	05/03/20
3 - 11 Peppermint Grove, Meadow Heights	$537,500	26/02/20

~~**OR**~~

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 21/05/2020