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 PAPWORTH PLACE MEADOW HEIGHTS VIC 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	$510,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$440,000	Property type	Unit	Suburb	Meadow Heights
Period-from	01 Apr 2021	to	31 Mar 2022	Source	Corelogic

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 6 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
9 YANDOIT COURT MEADOW HEIGHTS VIC 3048	$500,000	31-Mar-22
37 MALMSBURY DRIVE MEADOW HEIGHTS VIC 3048	$510,000	23-Nov-21
49 PEARSON CRESCENT COOLAROO VIC 3048	$520,000	06-Dec-21

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 6 months.~~

This Statement of Information was prepared on: 26 April 2022

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9 YANDOIT COURT MEADOW HEIGHTS VIC 3048

3 1 1

Sold Price RS $500,000 Sold Date 31-Mar-22

Distance 1.04km



37 MALMSBURY DRIVE MEADOW HEIGHTS VIC 3048

3 1 1

Sold Price $510,000 Sold Date 23-Nov-21

Distance 1.03km



49 PEARSON CRESCENT COOLAROO VIC 3048

3 1 2

Sold Price $520,000 Sold Date 06-Dec-21

Distance 1.34km

RS = Recent sale **UN** = Undisclosed Sale

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