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	1 CANADIAN COURT 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	$522,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$580,000	Property type	House	Suburb	Meadow Heights
Period-from	01 Feb 2022	to	31 Jan 2023	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 CASTELLA COURT MEADOW HEIGHTS VIC 3048	$505,000	12-Dec-22
4 TAGGERTY CRESCENT MEADOW HEIGHTS VIC 3048	$540,000	05-Oct-22
3 BUCHAN STREET MEADOW HEIGHTS VIC 3048	$510,000	20-Sep-22

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: 28 February 2023

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9 CASTELLA COURT MEADOW HEIGHTS VIC 3048

3 1 4

Sold Price **$505,000** Sold Date **12-Dec-22**

Distance **0.33km**



4 TAGGERTY CRESCENT MEADOW HEIGHTS VIC 3048

3 2 1

Sold Price **$540,000** Sold Date **05-Oct-22**

Distance **0.39km**



3 BUCHAN STREET MEADOW HEIGHTS VIC 3048

3 1 4

Sold Price **$510,000** Sold Date **20-Sep-22**

Distance **0.44km**

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

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