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	2/43 PINNAROO CIRCUIT 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~~		or range between	$460,000	&	$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$446,750	Property type	Unit	Suburb	Meadow Heights
Period-from	01 Jul 2022	to	30 Jun 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
2/7 CARE CLOSE MEADOW HEIGHTS VIC 3048	$472,500	09-Mar-23
2/20 MITCHELL CRESCENT MEADOW HEIGHTS VIC 3048	$465,000	18-Jun-23
2/8 CARE CLOSE MEADOW HEIGHTS VIC 3048	$472,500	09-Mar-23

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.~~

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2/7 CARE CLOSE MEADOW HEIGHTS VIC 3048

3 2 2

Sold Price **$472,500** Sold Date **09-Mar-23**

Distance **0.49km**



2/20 MITCHELL CRESCENT MEADOW HEIGHTS VIC 3048

3 1 1

Sold Price RS **$465,000** UN Sold Date **18-Jun-23**

Distance **0.53km**



2/8 CARE CLOSE MEADOW HEIGHTS VIC 3048

3 2 2

Sold Price **$472,500** Sold Date **09-Mar-23**

Distance **0.55km**

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

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