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<br>Including suburb and postcode | 12 LONGWOOD 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 | $620,000 | ~~or range between~~ | | & | |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $540,000 | Property type | House | Suburb | Meadow Heights |
| Period-from | 01 Jan 2023 | to | 31 Mar 2023 | Source | REIV |

## 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 |
|---|---|---|
| 11 NAVARRE COURT MEADOW HEIGHTS VIC 3048 | $603,000 | 26-Apr-23 |
| 8 CHERRY COURT MEADOW HEIGHTS VIC 3048 | $600,000 | 07-Dec-22 |
| 8 EXPO COURT MEADOW HEIGHTS VIC 3048 | $620,000 | 28-Nov-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: 01 May 2023

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11 NAVARRE COURT MEADOW HEIGHTS VIC 3048

3 2 4

Sold Price RS $603,000 Sold Date 26-Apr-23

Distance 0.43km



8 CHERRY COURT MEADOW HEIGHTS VIC 3048

3 2 -

Sold Price $600,000 Sold Date 07-Dec-22

Distance 1.57km



8 EXPO COURT MEADOW HEIGHTS VIC 3048

4 2 2

Sold Price $620,000 Sold Date 28-Nov-22

Distance 0.99km

RS = Recent sale UN = Undisclosed Sale

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