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	3 GOBUR 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~~		or range between	$495,000	&	$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$535,000	Property type	House	Suburb	Meadow Heights
Period-from	01 Apr 2023	to	30 Jun 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
7 COLIGNAN COURT MEADOW HEIGHTS VIC 3048	$518,000	14-Jul-23
30 REDESDALE STREET MEADOW HEIGHTS VIC 3048	$561,000	30-May-23
2 BENAUD CLOSE MEADOW HEIGHTS VIC 3048	$485,000	27-Apr-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.~~

This Statement of Information was prepared on: 15 August 2023