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	7/10 SHANKLAND BOULEVARD 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	$430,000	&	$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$420,000	Property type	Unit	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
2/41 NICHOLSON CRESCENT MEADOW HEIGHTS VIC 3048	$427,500	14-Jul-23
4/38 PAPWORTH PLACE MEADOW HEIGHTS VIC 3048	$448,000	29-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~~.

This Statement of Information was prepared on: 09 August 2023