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 THALIA 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	$535,000	&	$565,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$586,500	Property type	House	Suburb	Meadow Heights
Period-from	01 Aug 2023	to	31 Jul 2024	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
28 GILMOUR COURT MEADOW HEIGHTS VIC 3048	$570,000	27-May-24
15 DALTON COURT MEADOW HEIGHTS VIC 3048	$575,000	16-Mar-24
10 BALOOK COURT MEADOW HEIGHTS VIC 3048	$575,000	16-Jul-24

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: 30 August 2024

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28 GILMOUR COURT MEADOW HEIGHTS VIC 3048

3 1 1

Sold Price RS 570000 Sold Date 27-May-24

Distance 0.88km



15 DALTON COURT MEADOW HEIGHTS VIC 3048

3 1 2

Sold Price 575000 Sold Date 16-Mar-24

Distance 0.7km



10 BALOOK COURT MEADOW HEIGHTS VIC 3048

3 2 2

Sold Price RS 575000 Sold Date 16-Jul-24

Distance 1.27km

RS = Recent sale UN = Undisclosed Sale

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