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	1/20 PAPWORTH PLACE 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	$470,000	&	$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$584,000	Property type	House	Suburb	Meadow Heights
Period-from	01 Oct 2023	to	30 Sep 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
1/16 DILLWYNIA PLACE MEADOW HEIGHTS VIC 3048	$499,000	08-Jun-24
4 ROCKLANDS RISE MEADOW HEIGHTS VIC 3048	$450,000	22-Jun-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.

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1/16 DILLWYNIA PLACE MEADOW HEIGHTS VIC 3048

3 1 1

Sold Price 499000 Sold Date 08-Jun-24

Distance 0.52km



4 ROCKLANDS RISE MEADOW HEIGHTS VIC 3048

3 1 1

Sold Price 450000 Sold Date 22-Jun-24

Distance 0.48km

RS = Recent sale UN = Undisclosed Sale

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