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	6 LINDEN CLOSE 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	$630,000	&	$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$588,000	Property type	House	Suburb	Meadow Heights
Period-from	01 Jan 2024	to	31 Dec 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
11 LINDEN CLOSE MEADOW HEIGHTS VIC 3048	$660,000	26-Sep-24
1 GIMLET CLOSE MEADOW HEIGHTS VIC 3048	$698,000	10-Aug-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: 20 January 2025

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11 LINDEN CLOSE MEADOW HEIGHTS VIC 3048

3 2 2

Sold Price **$660,000** Sold Date **26-Sep-24**

Distance **0.11km**



1 GIMLET CLOSE MEADOW HEIGHTS VIC 3048

3 2 1

Sold Price **$698,000** Sold Date **10-Aug-24**

Distance **0.17km**

RS = Recent sale **UN** = Undisclosed Sale

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