

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

4 HUNTLY 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$455,500

Property type

Unit

Suburb

Meadow Heights

Period-from

01 Dec 2023

to

30 Nov 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

1/20 MITCHELL CRESCENT MEADOW HEIGHTS VIC 3048	\$460,000	14-Jun-24
1/16 DILLWYNIA PLACE MEADOW HEIGHTS VIC 3048	\$499,000	08-Jun-24
3A COORONG COURT MEADOW HEIGHTS VIC 3048	\$450,000	02-Nov-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: 02 December 2024



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**1/20 MITCHELL CRESCENT
MEADOW HEIGHTS VIC 3048**

3 1 1

Sold Price **\$460,000** Sold Date **14-Jun-24**

Distance **1.5km**



**1/16 DILLWYNIA PLACE MEADOW
HEIGHTS VIC 3048**

3 1 1

Sold Price **\$499,000** Sold Date **08-Jun-24**

Distance **0.57km**



**3A COORONG COURT MEADOW
HEIGHTS VIC 3048**

3 1 1

Sold Price ^{RS} **\$450,000** Sold Date **02-Nov-24**

Distance **1.45km**

RS = Recent sale UN = Undisclosed Sale

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