

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 GOODENIA 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

\$590,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$581,500

Property type

House

Suburb

Meadow Heights

Period-from

01 Mar 2022

to

28 Feb 2023

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

8 EXPO COURT MEADOW HEIGHTS VIC 3048	\$620,000	28-Nov-22
8 CHERRY COURT MEADOW HEIGHTS VIC 3048	\$600,000	07-Dec-22

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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8 EXPO COURT MEADOW HEIGHTS VIC 3048 Sold Price **\$620,000** Sold Date **28-Nov-22**

4 2 2

Distance **0.44km**



8 CHERRY COURT MEADOW HEIGHTS VIC 3048 Sold Price **\$600,000** Sold Date **07-Dec-22**

3 2 -

Distance **0.82km**

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

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