

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

7 LAWRY 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

\$490,000

&

\$530,000

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

17 SHEOAK COURT MEADOW HEIGHTS VIC 3048	\$535,000	19-Aug-24
31 HIBISCUS CLOSE MEADOW HEIGHTS VIC 3048	\$525,000	31-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.

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Amin Halabi
P 93094888
M 0401789004
E Ahalabi@ypa.com.au



**17 SHEOAK COURT MEADOW
HEIGHTS VIC 3048**

3 1 1

Sold Price **\$535,000** Sold Date **19-Aug-24**

Distance **1.66km**



**31 HIBISCUS CLOSE MEADOW
HEIGHTS VIC 3048**

3 1 2

Sold Price ^{RS} **\$525,000** Sold Date **31-Jul-24**

Distance **2.5km**

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

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