

## 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

2/41 NICHOLSON CRESCENT MEADOW HEIGHTS VIC 3048

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$400,000

&

\$450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$442,500

Property type

Unit

Suburb

Meadow Heights

Period-from

01 May 2022

to

30 Apr 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

3/38 PAPWORTH PLACE MEADOW HEIGHTS VIC 3048	\$420,000	04-Jan-23
3/10 SHANKLAND BOULEVARD MEADOW HEIGHTS VIC 3048	\$420,000	21-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.

This Statement of Information was prepared on: 02 May 2023



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**3/38 PAPWORTH PLACE MEADOW HEIGHTS VIC 3048** Sold Price **\$420,000** Sold Date **04-Jan-23**

3 2 2

Distance **0.61km**



**3/10 SHANKLAND BOULEVARD MEADOW HEIGHTS VIC 3048** Sold Price Sold Date **21-Dec-22**

3 2 1

Distance **0.46km**

RS = Recent sale UN = Undisclosed Sale

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