

## 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 ROCKBANK COURT 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

\$480,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Meadow Heights

Period-from

01 Apr 2022

to

31 Mar 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

6 MALMSBURY DRIVE MEADOW HEIGHTS VIC 3048	\$500,000	25-Nov-22
9 CASTELLA COURT MEADOW HEIGHTS VIC 3048	\$505,000	12-Dec-22
10 MILFORD COURT MEADOW HEIGHTS VIC 3048	\$521,000	21-Mar-23

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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**6 MALMSBURY DRIVE MEADOW HEIGHTS VIC 3048**

3 1 1

Sold Price **\$500,000** Sold Date **25-Nov-22**

Distance **0.57km**



**9 CASTELLA COURT MEADOW HEIGHTS VIC 3048**

3 1 4

Sold Price **\$505,000** Sold Date **12-Dec-22**

Distance **0.31km**



**10 MILFORD COURT MEADOW HEIGHTS VIC 3048**

3 1 2

Sold Price <sup>RS</sup> **\$521,000** Sold Date **21-Mar-23**

Distance **0.69km**

RS = Recent sale      UN = Undisclosed Sale

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