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	3/38 PAPWORTH 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	$410,000	&	$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$446,750	Property type	Unit	Suburb	Meadow Heights
Period-from	01 Dec 2021	to	30 Nov 2022	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
5/10 SHANKLAND BOULEVARD MEADOW HEIGHTS VIC 3048	$414,000	18-Nov-21
2/4-16 MELALEUCA DRIVE MEADOW HEIGHTS VIC 3048	$445,000	12-Aug-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: 14 December 2022

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5/10 SHANKLAND BOULEVARD MEADOW HEIGHTS VIC 3048

3 2 1

Sold Price **$414,000** Sold Date **18-Nov-21**

Distance **0.14km**



2/4-16 MELALEUCA DRIVE MEADOW HEIGHTS VIC 3048

3 2 1

Sold Price **$445,000** Sold Date **12-Aug-22**

Distance **0.46km**

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

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