



YPA Estate Agents Meadow Heights  
 M 93094888  
 E mhadmin@ypa.com.au

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address Including suburb and postcode: 22 Hibiscus 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 \$480,000 & \$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price: \$515,000 \*House: X \*Unit: [ ] Suburb: Meadow Heights  
 Period-from: 01 Dec 2017 to 30 Nov 2018 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 six 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 Pinus Place Meadow Heights VIC 3048	\$500,000	04-Aug-18
43 Fuschia Place Meadow Heights VIC 3048	\$530,000	18-Jul-18
33 Bradman Drive Meadow Heights VIC 3048	\$475,500	08-Oct-18

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 six months.~~

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**17 Pinus Place Meadow Heights VIC 3048** Sold Price **\$500,000** Sold Date **04-Aug-18**

3 2 1

Distance **0.53km**



**43 Fuschia Place Meadow Heights VIC 3048** Sold Price **\$530,000** Sold Date **18-Jul-18**

3 2 1

Distance **0.53km**



**33 Bradman Drive Meadow Heights VIC 3048** Sold Price **\$475,500** Sold Date **08-Oct-18**

3 2 2

Distance **2.59km**

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