

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 2/40 Mitchell Crescent, Meadow Heights 3048

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$400,000 & \$430,000

Median sale price

Median price \$370,500 Unit X Suburb Meadow Heights

Period - From Nov 17 to FEB 18 Source RP Data

Comparable property sales

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
1 - 1/38 Mitchell Crescent, Meadow Heights	\$430,000	17/11/17
2 - 2/1 Amarina Close, Meadow Heights	\$420,000	20/12/17
3 - 2/11 Elgata Close, Meadow Heights	\$420,000	11/11/17