

## 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 LINTON WAY 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

\$580,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$562,500

Property type

House

Suburb

Meadow Heights

Period-from

01 Apr 2021

to

31 Mar 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

9 AIRLEY COURT MEADOW HEIGHTS VIC 3048	\$600,000	26-Oct-21
7 TAMBOON COURT MEADOW HEIGHTS VIC 3048	\$640,000	12-Oct-21
14 WIRILDA COURT MEADOW HEIGHTS VIC 3048	\$590,000	10-Mar-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: 05 April 2022



**9 AIRLEY COURT MEADOW  
HEIGHTS VIC 3048**

 4  2  2

Sold Price **\$600,000** Sold Date **26-Oct-21**

Distance **0.14km**



**7 TAMBOON COURT MEADOW  
HEIGHTS VIC 3048**

 4  2  2

Sold Price **\$640,000** Sold Date **12-Oct-21**

Distance **1.87km**



**14 WIRILDA COURT MEADOW  
HEIGHTS VIC 3048**

 4  2  1

Sold Price <sup>RS</sup> **\$590,000** Sold Date **10-Mar-22**

Distance **1.25km**

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

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