

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 20 Malmsbury Drive, Meadow Heights 3048

Indicative selling price

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

Single Price \$560,000

Median sale price

Median price \$450,000

House ☒

Suburb Meadow Heights

Period - From 15/01/18 to 22/01/18

Source realestate.com.au

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 - 9 Castella Court, Meadow Heights	\$490,000	03/11/17
2 - 10 Hallston Court, Meadow Heights	\$510,000	22/11/17
3 - 4 Woodbrush Court, Meadow Heights	\$550,000	02/12/17